



**FARMERSVILLE CITY COUNCIL  
REGULAR SESSION AGENDA  
June 12, 2018 6:00 P.M.  
Council Chambers, City Hall  
205 S. Main Street**

**I. PRELIMINARY MATTERS**

- Call to Order, Roll Call, Prayer and Pledge of Allegiance
- Announcements
  - Calendar of upcoming holidays and meetings
  - Audie Murphy Day Fliers
  - Proclamation for Audie Murphy Day

**II. PUBLIC COMMENT**

Anyone wanting to speak is asked to speak at this time, with an individual time limit of three (3) minute. This forum is limited to a total of thirty (30) minutes. If a speaker inquiries about an item, the City Council or City Staff may only respond with: (1) a statement of specific factual information; (2) a recitation of existing policy; or (3) a proposal that the item be placed on the agenda of a future meeting.

**III. CONSENT AGENDA**

Items in the Consent Agenda consist of non-controversial or "housekeeping" items required by law. Council members may request prior to a motion and vote on the Consent Agenda that one or more Items be withdrawn from the Consent Agenda and considered individually. Following approval of the Consent Agenda, excepting the items requested to be removed, the City Council will consider and act on each item so withdrawn individually.

- A. City Council Minutes
- B. City Manager's Verbal Report
  - Wastewater System
  - Camden Park
  - Reliable Concrete
  - City Computer Issues

#### **IV. INFORMATIONAL ITEMS**

These Informational Items are intended solely to keep the City Council apprised of the actions and efforts of the various boards and commissions serving the City of Farmersville. Council members may deliberate and/or request further information or clarification regarding any one or more of the items contained in this provision. City Council approval of, or action on, these items is not required or requested.

- A. Texoma Housing Partners Documents

#### **V. READING OF ORDINANCES**

- A. Consider, discuss, and act upon Ordinance #O-2018-0612-001 regarding Steven G. and Karen S. Bander's petition requesting inclusion of land into the City of Farmersville's Extra Territorial Jurisdiction (ETJ).

#### **VI. REGULAR AGENDA**

- A. Consider, discuss and act upon the election of Mayor Pro Tem and Treasurer
- B. Consider, discuss and act upon appointing new members to City boards.
- C. Consider, discuss and act upon the assignment of Council liaisons to City boards and commissions.
- D. Consider, discuss and act upon Resolution #R-2018-0612-001 regarding signatories for all accounts for the City with the First National Bank of Trenton, Farmersville Branch.
- E. Consider, discuss and act upon appointment of new member to the North Texas Municipal Water Board.
- F. Consider, discuss and act upon the purchase of OpenGov software.
- G. Consider, discuss and act upon issues surrounding property at 607 Waterford Street.

#### **VII. WORKSHOP**

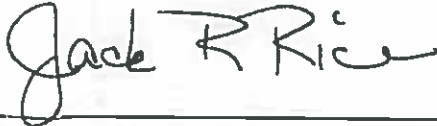
- A. Review and discuss Sections 1 - 3 of the approved Comprehensive Plan Workbook to facilitate the writing of the new Comprehensive Plan.

#### **VIII. EXECUTIVE SESSION**

- A. Section 551.071, Consultation with Attorney
  - 1. Consultation with City Attorney regarding laws and issues applicable to cemeteries and plats and the plat of the cemetery proposed by the Islamic Association of Collin County in the City's ETJ

- IX. RECONVENE FROM EXECUTIVE SESSION AND DISCUSS/CONSIDER/ACT ON MATTERS DISCUSSED IN EXECUTIVE SESSION PERMITTED BY SECTION 551.071 OF THE TEXAS GOVERNMENT CODE.
- X. REQUESTS TO BE PLACED ON FUTURE AGENDAS
- XI. ADJOURNMENT

Dated this the 1<sup>st</sup> day of June, 2018.



Randy Rice, Mayor

*The City Council reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any matters listed on the agenda, as authorized by the Texas Government Code, including, but not limited to, Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), 551.087 (Economic Development), 418.175-183 (Deliberations about Homeland Security Issues) and as authorized by the Texas Tax Code, including, but not limited to, Section 321.3022 (Sales Tax Information).*

*Persons with disabilities who plan to attend this meeting and who may need assistance should contact the City Secretary at 972-782-6151 or Fax 972-782-6604 at least two (2) working days prior to the meeting so that appropriate arrangements can be made. Handicap Parking is available in the front and rear parking lot of the building.*

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted in the regular posting place of the City Hall building for Farmersville, Texas, in a place and manner convenient and readily accessible to the general public at all times, and said Notice was posted June 1, 2018 by 5:00 P.M. and remained so posted continuously at least 72 hours proceeding the scheduled time of said meeting.



Sandra Green, City Secretary



## **I. Preliminary Matters**

# JUNE 2018

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
					1	2
					Summer Music in the Park	Farmers & Fleas 9:00 am Yard of Yard Sales 9:00 am  Summer Car Show & Music Fest 9:00 am
3	4	5	6	7	8	9
			Reading Club Sign-Ups @ Library 2:00 pm	City Amenities Board Meeting 4:15 pm		
10	11	12	13	14	15	16
	Main Street Meeting 4:45 pm  FCDC (4B) Meeting 5:45 pm	City Council Meeting 6:00 pm	Summer Reading Club @ Library 2:00 Pm			
17	18	19	20	21	22	23
		Municipal Court 9:00 am	Summer Reading Club @ Library 2:00 Pm  P&Z Meeting 6:30 pm	FEDC (4A) Meeting 6:30 pm		Audie Murphy Day & Parade
24	25	26	27	28	29	30
	Farmersville School Board Meeting @ 7:00 pm	City Council Meeting 6:00 pm	Summer Reading Club @ Library 2:00 Pm	Building & Property Standars Meeting 6:00pm		

# JULY 2018

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1	2	3	4	5	6	7
			City Office Closed - Holiday  Sparks of Freedom	City Amenities Board Meeting 4:15 pm	Summer Music in the Park	Farmers & Fleas 9:00 am
8	9	10	11	12	13	14
	Main Street Meeting 4:45 pm  FCDC (4B) Meeting 5:45 pm	Municipal Court 9:00 am Medieval Times Special Program @ Library 1:00 pm  City Council Meeting 6:00 pm	Summer Reading Club @ Library 2:00 Pm			
15	16	17	18	19	20	21
	P&Z Meeting 6:30 pm		Summer Reading Club @ Library 2:00 Pm	FEDC (4A) Meeting 6:30 pm		
22	23	24	25	26	27	28
	Farmersville School Board Meeting @ 7:00 pm	Municipal Court 9:00 am  City Council Meeting 6:00 pm	Summer Reading Club @ Library 2:00 Pm	Building & Property Standards Meeting 6:00pm		
29	30	31				

# AUGUST 2018

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
			1	2	3	4
			Summer Reading Club @ Library 2:00 Pm	City Amenities Board Meeting 4:15 pm	Summer Music in the Park	Farmers & Fleas 9:00 am
5	6	7	8	9	10	11
		Municipal Court 9:00 am	Summer Reading Club @ Library 2:00 Pm			
12	13	14	15	16	17	18
	Main Street Meeting 4:45 pm  FCDC (4B) Meeting 5:45 pm	City Council Meeting 6:00 pm	Summer Reading Club @ Library 2:00 Pm	1st Day of School for FISD  FEDC (4A) Meeting 6:30 pm		
19	20	21	22	23	24	25
	P&Z Meeting 6:30 pm	Municipal Court 9:00 am		Building & Property Standards Meeting 6:00pm		Bug Tussle Car Trek 9:00 am
26	27	28	29	30	31	
	Farmersville School Board Meeting @ 7:00 pm	City Council Meeting 6:00 pm				

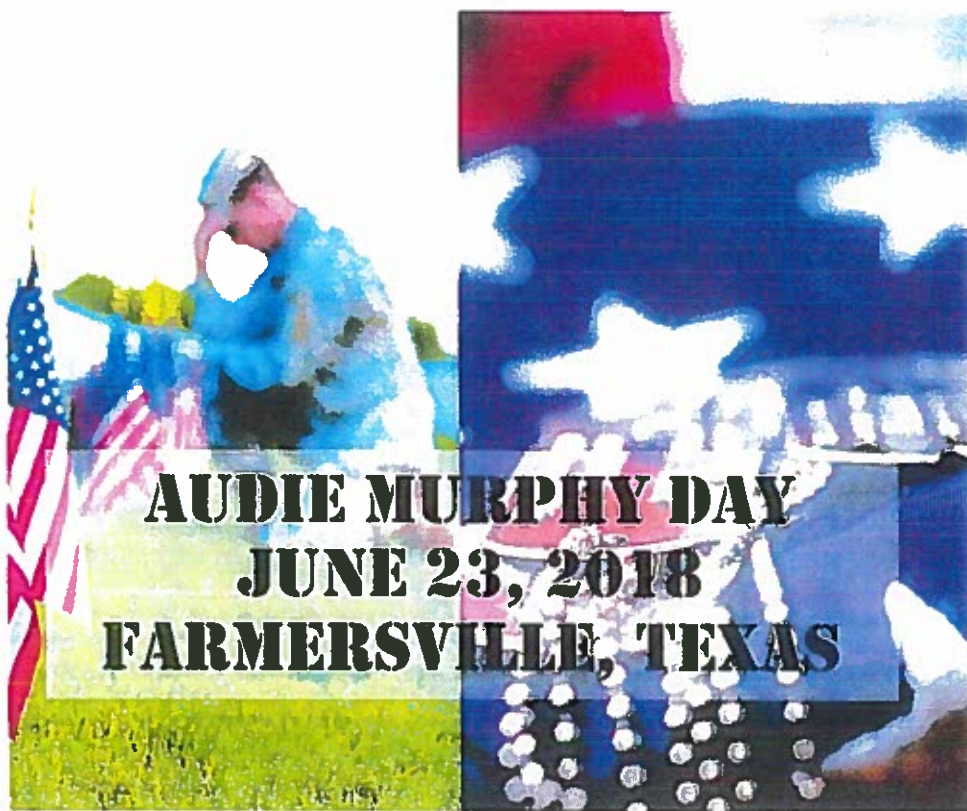
# SEPTEMBER 2018

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
						1 Farmers & Fleas 9:00 am
2	3 City Offices Closed - Labor Day	4	5	6 City Amenities Board Meeting 4:15 pm	7	8
9	10 Main Street Meeting 4:45 pm  FCDC (4B) Meeting 5:45 pm	11 Municipal Court 9:00 am  City Council Meeting 6:00 pm	12	13	14	15
16	17 P&Z Meeting 6:30 pm	18	19	20 FEDC (4A) Meeting 6:30 pm	21	22
23	24	25 Municipal Court 9:00 am  City Council Meeting 6:00 pm	26	27 Building & Property Standards Meeting 6:00pm	28	29
30						



# OCTOBER 2018

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	1	2	3	4	5	6
				City Amenities Board Meeting 4:15 pm		Farmers & Fleas 9:00 am  Old Time Saturday
7	8	9	10	11	12	13
	Main Street Meeting 4:45 pm  FCDC (4B) Meeting 5:45 pm	Municipal Court 9:00 am  City Council Meeting 6:00 pm				
14	15	16	17	18	19	20
	P&Z Meeting 6:30 pm			FEDC (4A) Meeting 6:30 pm		
21	22	23	24	25	26	27
		City Council Meeting 6:00 pm		Building & Property Standards Meeting 6:00pm		Trick it Up Bike Ride 9:00 am  Scare on the Square 5:00 pm
28	29	30	31			



'The real heroes are those  
who never came home.'

Audie Murphy



Local  
Postal Customer

Free!

## 19th Annual Audie Murphy Day

Saturday, June 23  
Farmersville, Texas

PRSRT STD  
FCRWSS  
U.S. POSTAGE  
**PAID**  
EDDM Retail

7:30 a.m. to 9 a.m.

Veterans registration at First Baptist Church, 124 S.  
Washington St.

9 a.m. to 2 p.m.

Visit the Rike Memorial Library at 203 Orange Street and  
view the Audie Murphy Exhibit

10 a.m. Commemorative Air Force flyover, followed by  
PARADE downtown! Veterans will have the opportunity  
to ride

10:45 a.m. Program at the Onion Shed. Reserved seating area for Veter-  
ans and Active Military. Featuring a speaker, a historical remembrance  
of Audie Murphy, and roll call of local veterans.

10:30 a.m. to 1:30 p.m.

Historic Bain-Honaker House Museum will be open for free tours and  
special military exhibits. 108 College St.

Noon to 1 p.m.

Special lunch for Veterans, hosted by community volunteers, at First  
Baptist Church, 124 S. Washington St.



For more information call 972-784-6846 or go to  
[www.farmersvilletx.com](http://www.farmersvilletx.com)  
Farmersville Main Street event

Veterans and active military,  
to RSVP please contact Linda  
Foy, 214-435 - 0324



# Proclamation

## City of Farmersville

**Whereas**, Audie Leon Murphy, son of Emmett Berry Murphy and Josie Bell Killian Murphy, was born and raised near Farmersville; and

**Whereas**, Audie Murphy claimed Farmersville as his hometown, and proudly wore our city's name on his dog tags throughout his distinguished military career; and

**Whereas**, Audie Murphy earned a Medal of Honor and 32 other awards while fighting to liberate Europe from tyranny; and

**Whereas**, upon his return, the citizens of Farmersville held a great celebration in the town square honoring him, and that celebration received national coverage from a grateful nation; and

**Whereas**, the citizens of Farmersville have continued to honor Audie Murphy since his tragic death in 1972, by dedicating a memorial and a historic marker in our town square, by naming U.S. Highway 380 as Audie Murphy Parkway, by designating the beginning of the Chaparral Trail as the Audie Murphy Trailhead, and by using his birthday to hold an annual celebration to honor him and all veterans and active servicemen and women who have taken a vow to protect and serve this nation in times of peace and peril; and

**Whereas**, I extend a welcome and my humble thanks to all the local veterans, reservist and active duty personnel who are in attendance today.

**Now therefore**, I, Randy Rice, Mayor of the City of Farmersville, hereby proclaim Saturday, June 23, 2018, as the 19<sup>th</sup> Annual

### *Audie Murphy Day*

in Farmersville and urge all citizens to express their gratitude to those who have unselfishly served or currently serve in defense of our country so that others may be free.

**IN WITNESS WHEREOF**, I have hereunto set my hand and caused the Seal of the City to be affixed this 12<sup>th</sup> day of June, 2018.



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Randy Rice, Mayor

## **II. Public Comment**



Agenda Section	Public Comment
Section Number	II
Subject	Public Comment
To	Mayor and Council Members
From	Ben White, City Manager
Date	June 12, 2018
Attachment(s)	None
Related Link(s)	<a href="http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php">http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php</a>
Consideration and Discussion	Anyone wanting to speak is asked to speak at this time, with an individual time limit of three (3) minute. This forum is limited to a total of thirty (30) minutes. If a speaker inquiries about an item, the City Council or City Staff may only respond with: (1) a statement of specific factual information; (2) a recitation of existing policy; or (3) a proposal that the item be placed on the agenda of a future meeting.
Action	NA

### **III. Consent Agenda**

Agenda Section	Consent Agenda
Section Number	III.A
Subject	City Council Minutes
To	Mayor and Council Members
From	Ben White, City Manager
Date	June 12, 2018
Attachment(s)	Farmersville City Council Meeting Minutes
Related Link(s)	<a href="http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php">http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php</a>
Consideration and Discussion	City Council discussion as required.
Action	<ul style="list-style-type: none"> <li>• Motion/second/vote <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Approve with Updates</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Move item to another agenda. _____</li> <li>• No motion, no action</li> </ul>



**FARMERSVILLE CITY COUNCIL  
REGULAR SESSION MINUTES  
For  
May 22, 2018, 6:00 P.M.**

**I. PRELIMINARY MATTERS**

- Mayor Piwko called the meeting to order at 6:00 p.m. Council members Craig Overstreet, Donny Mason, Mike Hurst, Todd Rolen and Michael Hesse were all present. City staff members Ben White, Sandra Green, Paula Jackson, Rick Ranspot, Mike Sullivan, Kim Morris, Trisha Dowell, Reagan Rothenberger and City Attorney Alan Lathrom were also present.
- Prayer was led by Dr. Tom Waitschies with the Farmersville First United Methodist Church followed by the pledges to the United States and Texas flags.
  - Calendar of upcoming holidays and meetings was presented in the agenda packet.
  - Music in the Park flyer was presented in the packet.
  - Summer Reading Program flyer was presented in the packet.
    - Mayor Piwko announced City Offices would be closed Monday, May 28<sup>th</sup> in observance of Memorial Day.
  - Proclamation for Lupus Awareness
    - Mayor Piwko read the proclamation to the audience.
  - Ben White stated the City computer systems would be down for several days because of a virus that hit the system.

**II. PUBLIC COMMENT**

- John Hart who resides at 18601 CR 646 wanted to know what the status of the IACC plat was.
- Mayor Piwko indicated there was no news regarding the plat.
- Nicole Manning, attorney for Mayor Diane Piwko, made a statement to the audience and the City Council for Diane. She explained that even though the temporary restraining order for the election results was dismissed, Diane wanted to thank everyone for their professionalism. She stated



Diane has withdrawn the temporary restraining order and acknowledges Randy Rice as Mayor and offers her assistance during the transition.

### III. CONSENT AGENDA

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A. City Council Minutes 4-17-18

B. City Council Minutes 5-5-18

C. City Council Minutes 5-15-18

D. City Financial Report

- Craig Overstreet pulled the City Financial Report
  - Motion to approve reports A - C made by Mike Hurst
  - 2<sup>nd</sup> to approve was Todd Rolen
  - All council members voted in favor
- Craig Overstreet asked about a transfer that was made to the TIRZ account.
- Ben White explained it was probably related to the Big D Concrete waterline.
- Mayor Piwko indicated that it was a transfer from the City to the TIRZ account so it was probably taxes due to the TIRZ.
- Sandra Green confirmed the money was transferred because of taxes owed to TIRZ by the City.
  - Motion to approve the City Financial Report made by Craig Overstreet
  - 2<sup>nd</sup> to approve was Mike Hurst
  - All council members voted in favor

E. City Manager's Verbal Report

- Wastewater System
  - Ben White indicated there is a lot of work going on along U.S. Hwy. 380. The force main is being installed and the gravity main is approximately 75% complete. The contractors are trying to make a creek crossing. They are also working on the lift station electrical and it should be able to handle septic from

Camden Park in June. He also wanted to thank the City of Greenville for allowing him to come view their wastewater facility.

- Camden Park
  - Ben White explained the water and wastewater were complete. He stated the contractors are working on some of the interfaces of the storm water within the roads. The City is waiting on electrical and other utilities to be put in place before a final plat would be filed. He stated Sandra Green is waiting on the final plat submittal. He explained the estimated time of completion was around weeks and not months. He indicated the contractors were also working on retaining walls.
- Big D Concrete
  - Ben White explained that Mr. Anani has health issues and cannot complete the project. Mr. Anani has made moves to sell their interest in the batch plant to Reliable Concrete. Ben White told Council that Reliable had stated they plan on petitioning to come into the City and widen the County Road. He indicated they plan on creating a state of the art facility. He stated he would be working with Alan Lathrom to get all the documents transferred to Reliable Concrete because Reliable was planning on being finished with the project in August.
  - Mike Hurst asked if the City had ever received a construction agreement since the project had changed hands. He wanted to know if they have ever petitioned to be in the City since they are starting construction on the site. He is concerned about them not coming into the City if the City does not have any agreements. He explained he realizes if they do not annex into the City they will not receive the waterline. He stated he did not want them to work on the project until there was something in writing to show what their intentions were.
  - Craig Overstreet explained that Big D was researched by several City boards to check on their financials and ability to work in the City. He is concerned the same has not taken place with Reliable.
  - Ben White stated Big D Concrete has a Development Agreement with the City, but he has to work with the City Attorney to get the documents transferred to Reliable. They will still be required to sign a Letter of Credit for the amount of the waterline and it will be based on performance criteria. All the things Big D were going to do, Reliable will do. He told Craig Overstreet that he would ask them for financials. He explained their permits would come from Collin County because they are

in the City's ETJ. Currently, they are working on hydraulic studies.

- Mayor Piwko asked if August was a sufficient amount of time in order to get the waterline in place. She also questioned if the documents were not in place would that be a problem.
- Ben White stated the City was putting in the waterline, but would hire a contractor to complete the bore.

#### **IV. INFORMATIONAL ITEMS**

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- A. FEDC (4A) Financial Report
- B. FCDC (4B) Financial Report
- C. Texoma Housing Partners Agenda
  - Motion to approve made by Todd Rolen
  - 2<sup>nd</sup> to approve was Craig Overstreet
  - All council members voted in favor

#### **V. REGULAR AGENDA**

- A. Swear in newly elected Councilmembers and presentation of award for departing Councilmember.
  - Mike Hurst and Donny Mason were sworn in by Sandra Green.
  - Sandra Green awarded Mayor Piwko a plaque for her service.
  - Randy Rice was sworn in as Mayor by Sandra Green and he took his seat on the dais.
- B. Consider, discuss and act upon a presentation of OpenGov for budgeting and other services.
  - Ben White explained there would not be a presentation because of the computer system malfunction that occurred with the City's system. He stated that since the OpenGov software was budgeting software, time sensitive, and had to do with transparency he was asking the Council to allow him to work with Craig Overstreet and Daphne Hamlin to make a decision as to whether it would be a good program to purchase. The cost of the software would not be impactful this year, but it would effect it a little more next year. He explained he asked for ways to cancel the contract for

the software if after using it for a while it was realized that it would not suit the City's needs.

- Mike Hurst asked if other cities used the software.
- Ben White stated the City of Anna and the City of Greenville use the product and it would raise the professionalism of budgeting. He explained the software would download information from INCODE and our databases. He said the company has several customers.
- Donny Mason asked if the City tried the software and Daphne Hamlin does not like it can we get out of the contract later.
- Ben White stated he told them that he wanted it on a trial basis first.
- Mayor Rice and other Council members agreed to allow Ben White to work with Craig Overstreet and Daphne Hamlin on the software and to consider purchase.

C. Consider, discuss and act upon a possible tax abatement for Kingston Apartments located in Camden Park.

- Ben White wanted to find out if Council wanted to grant a tax abatement for Kingston Apartments located in Camden Park. He explained he did not want to spend any more time or money on it if Council did not want the tax abatement. He said if Council decided to grant the tax abatement, then he would stipulate that performance criteria be put in place. Ted Zedah has asked several times if the City is going to give tax abatements.
- Donny Mason asked if he was going to build all the apartment units at once.
- Ben White stated yes.
- Mayor Rice explained he had issues with a tax abatement for the apartments. He indicated it would be like the City was giving Ted Zedah \$40,000.00 a year and they would only have one employee at the apartments.
- Ben White explained the apartments would add people to spend money in Farmersville and ad valorem taxes.
- Mayor Rice stated the renters would be working somewhere else. He believes they would spend their money where they work and eat dinner where they work. He said that Mr. Zedah had previously stated he would build the apartments whether he received a tax abatement or not.
- Craig Overstreet stated the tax abatement would not be good for the City. He indicated the only direct benefit would be sales tax and the City may not even benefit from that. He reiterated that he did not like tax abatements for residential developments.
- Mike Hurst explained he would be hesitant to give a tax abatement on a housing or residential complex. If the demographics were true that Council had received, then he did not know that Farmersville could support a tax abatement. He stated he did not support the tax abatement for this project at this time. He said Farmersville was going to be hindered by the events that have happened in the last 10 years or so. He indicated

if the City started cutting its throat with a tax abatement right now he did not feel it would be in the best interest of the City.

- Motion to disapprove tax abatement made by Craig Overstreet
- 2<sup>nd</sup> to disapprove was Mike Hurst
- All council members voted in favor

D. Discussion regarding the appointment of members to City boards.

- Ben White told the Council they would be receiving applications for board positions at the next meeting. He wanted their help recruiting people to volunteer and file an application with the City.

E. Consider, discuss and act upon appointment of new member to the North Texas Municipal Water Board.

- Motion to table until next meeting made by Mike Hurst
- 2<sup>nd</sup> to approve was Donny Mason
- All council members voted in favor

F. Consider, discuss and act upon police department step program for salaries.

- Mayor Rice recused himself due to a conflict of interest because he has a relative on the Fire Department.
- Chief Mike Sullivan quickly summed up the program again for Council to refresh their memories from the last meeting.
- Craig Overstreet asked about impact it would have on the budget.
- Chief Sullivan stated it would not impact the budget this next year. It would take effective on the 2019-2020 budget.

- Motion to approve made by Craig Overstreet
- 2<sup>nd</sup> to approve was Todd Rolan
- All council members voted in favor

- Mayor Rice entered the room.

G. Consider, discuss and act upon a recommendation from the Planning & Zoning Commission for the Final Plat for TNT Place.

- Ben White stated DBI had recommended approval of the plat. He indicated the property touched the Chaparral Trail and it was in the ETJ.
- Craig Overstreet asked Ben White to explain what the property owners were wanting to do.
- Ben White deferred to Sandra Green.
- Sandra Green explained the owners were separating the lots to build a house on one and they plan on selling the other lot.

- Motion to approve made by Craig Overstreet
- 2<sup>nd</sup> to approve was Todd Rolen
- All council members voted in favor

## **VI. EXECUTIVE SESSION**

- Mayor Rice read the below statement and explained the City Council would enter into Executive Session at 7:05 p.m.

Discussion of matters permitted by the following sections of Texas Government Code Chapter 551:

### **A. Section 551.071, Consultation with Attorney**

1. Consultation with City Attorney regarding laws and issues applicable to cemeteries and plats and the plat of the cemetery proposed by the Islamic Association of Collin County in the City's ETJ.

### **B. Section 551.086, Deliberation Regarding Public Power Utility Competitive Matters**

1. Market Participant Agency Agreement with ERCOT.

## **VII. RECONVENE FROM EXECUTIVE SESSION AND DISCUSS/CONSIDER/ACT ON MATTERS DISCUSSED IN EXECUTIVE SESSION PERMITTED BY SECTIONS 551.071 AND 551.086 OF THE TEXAS GOVERNMENT CODE.**

- Mayor Rice stated City Council would reconvene from Executive Session at 8:05 p.m. and no action would be taken.

## **VIII. REQUESTS TO BE PLACED ON FUTURE AGENDAS**

- Todd Rolen ask to place the Riding Arena Agreement back on the agenda when it is ready.
- Craig Overstreet asked for the Comprehensive Plan Workbook, Sections 1 – 3 be on the agenda so Council could start reviewing.
- Donny Mason asked for 607 Waterford to be placed on the agenda regarding the property owner's building and fence.

## **IX. ADJOURNMENT**

Meeting was adjourned at 8:08 p.m.

ATTEST:

APPROVE:

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Sandra Green, City Secretary

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Randy Rice, Mayor

Agenda Section	Consent Agenda
Section Number	III.B
Subject	City Manager's Verbal Report
To	Mayor and Council Members
From	Ben White, City Manager
Date	June 12, 2018
Attachment(s)	None
Related Link(s)	<a href="http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php">http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php</a>
Consideration and Discussion	<ul style="list-style-type: none"> <li>• Ben White to discuss the following: <ul style="list-style-type: none"> <li>○ Wastewater System</li> <li>○ Camden Park</li> <li>○ Reliable Concrete</li> <li>○ City Computer Issues</li> </ul> </li> <li>• City Council discussion as required.</li> </ul>
Action	<ul style="list-style-type: none"> <li>• Motion/second/vote <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Approve with Updates</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Move item to another agenda. _____</li> <li>• No motion, no action</li> </ul>



#### **IV. Informational Items**

Agenda Section	Informational Items
Section Number	IV.A
Subject	Texoma Housing Partners Documents
To	Mayor and Council Members
From	Ben White, City Manager
Date	June 12, 2018
Attachment(s)	Texoma Housing Partners Documents
Related Link(s)	<a href="http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php">http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php</a>
Consideration and Discussion	City Council discussion as required.
Action	<ul style="list-style-type: none"> <li>• Motion/second/vote <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Approve with Updates</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Move item to another agenda. _____</li> <li>• No motion, no action</li> </ul>

## THP BOARD OF COMMISSIONERS MEETING AGENDA

Bonham Administrative Office  
810 W. 16<sup>th</sup> St., Bonham, TX  
5:30 PM – Monday – May 21, 2018



**A. Call to Order & Declaration of a Quorum**

**B. Invocation and Pledges**

**C. Approval of Minutes:** Approve Meeting Minutes for March 2018

**D. Executive Director's Report**

- a. Welcome New Board Member
- b. June Employee Appreciation Lunch
- c. Ladonia & Bonham Police Substations
- d. Occupancy Report

**E. Consent**

All items on Consent Agenda are considered routine by the Texoma Housing Partners' Board and will be enacted with one motion. There will not be separate discussion of these items unless a member of the Governing Body or a citizen so requests, in which event these items will be removed from the general order of business and considered in normal sequence

- a. March and April 2018 Liabilities: Authorize the Secretary/Treasurer to make payments in the amounts as listed.

**F. Action**

- a. **Approve Low Bid for Honey Grove Tri-Plex**  
Allison Reider, Executive Director page #16
- b. **Ratify Child Care Deduction**  
Allison Reider, Executive Director page #17
- c. **Approve FYE 2019 Strategic Plan**  
Allison Reider, Executive Director page #18
- d. **FYE 2019 Budget Status Update**  
Becky Miles, CPA Consultant page #25

**G. Citizens to be Heard**

**H. Adjourn**

**APPROVAL**

Allison Reider, Executive Director

Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services are requested to contact Susan Ensley at (903) 583-3336 two (2) work days prior to the meeting so that appropriate arrangements can be made. The above agenda was posted at the Bonham Housing Authority administrative offices in a place readily accessible to the general public and made available to the City Halls in the Texoma Housing Partners' cities on May 17, 2018.



MINUTES OF THE MEETING OF THE  
TEXOMA HOUSING PARTNERS  
BOARD OF COMMISSIONERS  
March 19, 2018

Members Present: Marty Burke (Celeste); Cliff Gibbs (Gunter); Les Cooks (Farmersville); Patti Kanegae (Tioga); Glen Lee (Honey Grove); Libby Schroeder (Leonard); JoAnn Duncan (Trenton); Beth Woodson (Bells); Loretta Oliver (Windom); Cecil Jones (Ladonia); Frank Budra (Pottsboro); Tracy Teel (Ector); Allen West (Whitewright); Pam Glass (Princeton)

Staff Present: Allison Reider, Susan Ensley, Mike Hayes, Susie Orman, Jan Knight, Elizabeth Miles

- A. Chairman Burke called the meeting to order and a quorum was declared of the Board of Commissioners at 5:30 P.M.
- B. Invocation and Pledges
- C. A motion was made by Frank Budra to approve the minutes of the meeting of January 2018. The motion was seconded by Glen Lee. Motion carried.
- D. Public Housing Director's Report: Allison Reider informed the board that Betty Childress, Van Alstyne board member, had broken her hip and was in the hospital and Donal Gilstrap, Howe board member, had resigned due to poor health. She also gave the Board an update on the re-construction of the burned units in Honey Grove. Allison told the board that staff had met with the Fannin County Sheriff's Department and would be partnering with them to establish a police substation in Ladonia. Susan Ensley provided the occupancy report to the Board and reported a 98 % occupancy rate across the 19 properties.
- E. A motion was made by Pam Glass to approve the Consent items. This motion was seconded by Frank Budra. Motion carried.
- F. Action
  1. Approve FYE 3/31/18 Write-offs: A motion was made by Cliff Gibbs to approve the write-offs. The motion was seconded by Libby Schroeder. Motion carried.
  2. Approve Tenure Policy: Allison Reider provided the board with the proposed tenure awards. After discussion, a subcommittee was formed that would be led by Les Cooks and would include Cecil Jones, JoAnn Duncan and Mike Hayes. That subcommittee would bring proposed tenure awards to the full Board of Commissioners, as well as other recommendations. A motion was made by Patti Kanegae to approve the proposed tenure award structure with the following correction: beginning year 25 and thereafter, a gift would replace the plaque and would be presented in addition to the tenure cash award. The motion was seconded by Patti Kanegae. Motion carried with one abstention by Frank Budra.
  3. Budget status update: Elizabeth Miles discussed the financials as of February 2018. She recommended no changes to the budget at this time.
- I. Pam Glass made a motion to adjourn. It was seconded by Allen West. Adjourned by Chairman Burke at 6:15 PM.

**Texoma Housing Partners**  
**Occupancy/Vacancy**  
**All Cities**

Property	0 BR	1 BR	2 BR	3 BR	4 BR	Total Units	Units Offline	Total Units Available	No. Occupied	% Available Occupied	Vacancies	Waiting List
Bells	2	6	7	3	1	19		19	17	89%	2	29
Bonham	0	16	48	20	8	92	2	90	88	98%	2	73
Celeste	0	13	7	4	0	24		24	24	100%	0	23
Ector	0	0	6	3	1	10		10	9	90%	1	22
Farmersville	0	35	6	8	0	49		49	49	100%	0	47
Gunter	0	5	2	5	0	12		12	11	92%	1	21
Honey Grove	0	35	18	15	2	70	3	67	67	100%	0	12
Howe	0	12	6	4	0	22	1	21	19	90%	2	52
Ladonia	0	4	10	5	1	20	1	19	18	95%	1	4
Leonard	4	28	12	4	2	50		50	48	96%	2	22
Pottsboro	0	2	6	3	0	11		11	11	100%	0	22
Princeton	0	10	4	2	0	16		16	14	88%	2	50
Savoy	4	6	12	3	0	25		25	25	100%	0	20
Tom Bean	2	8	5	2	2	19		19	19	100%	0	28
Trenton	0	4	9	4	0	17		17	17	100%	0	38
Tioga	0	4	1	1	0	6		6	6	100%	0	15
Van Alstyne	0	8	10	2	0	20		20	19	95%	1	62
Whitewright	0	14	10	8	0	32		32	32	100%	0	38
Windom	0	2	2	2	0	6		6	6	100%	0	6
<b>Total</b>	<b>12</b>	<b>212</b>	<b>181</b>	<b>98</b>	<b>17</b>	<b>520</b>	<b>7</b>	<b>513</b>	<b>499</b>	<b>97%</b>	<b>14</b>	<b>584</b>

As of May 2018

# Balance Sheet - THP Combined

Report Ending Date: 03/31/2018

Fund: 038, 088, 089, 091, 092, 093, 097, 100, 101, 107, 108, 115, 126, 127, 132, 133, 139, 199, 220, 221, 601, 602, 603, 900

## ASSETS

### Current Assets

Cash in Bank - Checking	1,351,775.95
Cash in Bank - Savings	1,307,233.44
Certificates of Deposit	96,008.44
Accounts Receivable - Tenants	14,673.37
Accounts Receivable - Other	407.00
Interfund Due from/to	
Prepaid Expenses	70,694.41
Inventory	0.00

<b>Total Current Assets</b>	<b>2,840,792.61</b>
-----------------------------	---------------------

### Fixed Assets

Land	154,143.47
Site Improvements	7,406,969.71
Dwelling Structures	22,441,301.76
Non Dwelling Structures	0.00
Vehicles and Equipment	608,386.13

<b>Total Fixed Assets</b>	<b>30,610,801.07</b>
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Accumulated Depreciation	-24,141,570.42
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<b>Net Fixed Assets</b>	<b>6,469,230.65</b>
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<b>Total Assets</b>	<b>9,310,023.26</b>
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### Liabilities and Net Assets

Accounts Payable	-61,609.07
Tenant Security Deposits	-47,990.02
Payroll Withholdings	0.00
Accrued Payroll	-24,440.62
Accrued Compensated Absences	-17,883.11
PILOT Payable	-99,076.60
Prepaid Tenant Rents	-12,091.55
Current Portion of Long Term Debt	0.00

# Balance Sheet - THP Combined

Report Ending Date: 03/31/2018

Fund: 038, 088, 089, 091, 092, 093, 097, 100, 101, 107, 108, 115, 126, 127, 132, 133, 139, 199, 220, 221, 601, 602, 603, 900

<b>Total Current Liabilities</b>	<b>-263,090.97</b>
<b>Long Term Liabilities</b>	
Mortgage Note - net of current	-19,759.27
<b>Total Long Term Liabilities</b>	<b>-19,759.27</b>
<b>Net Assets</b>	
Invested in Fixed Assets net of debt	0.00
Unrestricted Net Assets	-9,607,573.10
Net Income	580,400.08
<b>Total Net Assets</b>	<b>-9,027,173.02</b>
<b>Total Liability and Net Assets</b>	<b>-9,310,023.26</b>

# Income Statement - THP Combined

Report Ending Date: 03/31/2018

Fund: 038, 088, 089, 091, 092, 093, 097, 100, 101, 107, 108, 115, 126, 127, 132, 133, 139, 199, 220, 221, 601, 602, 603, 900

	This Month Actual	This Month Budget	Variance Better (Worse)	Year-To-Date Actual	Year-To-Date Budget	Variance Better (Worse)
<b>Operating Revenue</b>						
Dwelling Rents	\$111519.39	\$0.00	\$111519.39	\$1343434.76	\$0.00	\$1343434.76
Excess Utilities	-\$36516.26	\$0.00	-\$36516.26	\$21074.61	\$0.00	\$21074.61
Operating Subsidy	\$136977.99	\$0.00	\$136977.99	\$1437085.00	\$0.00	\$1437085.00
Capital Funds - Operations	\$0.00	\$0.00	\$0.00	\$584911.00	\$0.00	\$584911.00
Interest Income	\$1786.03	\$0.00	\$1786.03	\$2661.56	\$0.00	\$2661.56
Other Revenues	\$2005.66	\$0.00	\$2005.66	\$25771.61	\$0.00	\$25771.61
<b>Total Operating Revenues</b>	<b>\$215772.81</b>	<b>\$0.00</b>	<b>\$215772.81</b>	<b>\$3414938.54</b>	<b>\$0.00</b>	<b>\$3414938.54</b>
<b>Operating Expenses</b>						
<b>Administrative</b>						
Administrative Salaries	\$69827.13	\$0.00	-\$69827.13	\$430181.31	\$0.00	-\$430181.31
Employee Benefits	\$22717.66	\$0.00	-\$22717.66	\$179117.35	\$0.00	-\$179117.35
Travel	\$7720.43	\$0.00	-\$7720.43	\$23289.08	\$0.00	-\$23289.08
Accounting Fees	\$2900.00	\$0.00	-\$2900.00	\$41922.50	\$0.00	-\$41922.50
Auditing Fees	\$0.00	\$0.00	\$0.00	\$17750.00	\$0.00	-\$17750.00
IT Costs	\$16717.01	\$0.00	-\$16717.01	\$98612.81	\$0.00	-\$98612.81
Other Administrative Costs	\$9702.30	\$0.00	-\$9702.30	\$262282.99	\$0.00	-\$262282.99
<b>Total Administrative</b>	<b>\$129584.53</b>	<b>\$0.00</b>	<b>-\$129584.53</b>	<b>\$1053156.04</b>	<b>\$0.00</b>	<b>-\$1053156.04</b>
<b>Tenant Services</b>						
Tenant Services Salaries	\$6624.19	\$0.00	-\$6624.19	\$28132.07	\$0.00	-\$28132.07
Employee Benefits	\$2417.88	\$0.00	-\$2417.88	\$7221.15	\$0.00	-\$7221.15
Other Tenant Services Costs	\$995.74	\$0.00	-\$995.74	\$11997.24	\$0.00	-\$11997.24
<b>Total Tenant Services</b>	<b>\$10037.81</b>	<b>\$0.00</b>	<b>-\$10037.81</b>	<b>\$47350.46</b>	<b>\$0.00</b>	<b>-\$47350.46</b>



# Income Statement - THP Combined

Report Ending Date: 03/31/2018

Fund: 038, 088, 089, 091, 092, 093, 097, 100, 101, 107, 108, 115, 126, 127, 132, 133, 139, 199, 220, 221, 601, 602, 603, 900

	This Month Actual	This Month Budget	Variance Better (Worse)	Year-To-Date Actual	Year-To-Date Budget	Variance Better (Worse)
<b>Utilities</b>						
Water	\$15864.25	\$0.00	-\$15864.25	\$159385.88	\$0.00	-\$159385.88
Electricity	\$6485.16	\$0.00	-\$6485.16	\$87900.73	\$0.00	-\$87900.73
Gas	\$2311.58	\$0.00	-\$2311.58	\$9204.23	\$0.00	-\$9204.23
Sewer	\$10097.16	\$0.00	-\$10097.16	\$106193.35	\$0.00	-\$106193.35
Garbage	\$6914.01	\$0.00	-\$6914.01	\$70977.23	\$0.00	-\$70977.23
<b>Total Utilities</b>	<b>\$41672.16</b>	<b>\$0.00</b>	<b>-\$41672.16</b>	<b>\$433661.42</b>	<b>\$0.00</b>	<b>-\$433661.42</b>
<b>Maintenance</b>						
Maintenance Salaries	\$80839.65	\$0.00	-\$80839.65	\$539286.06	\$0.00	-\$539286.06
Employee Benefits	\$32843.53	\$0.00	-\$32843.53	\$221270.42	\$0.00	-\$221270.42
Materials	\$36681.45	\$0.00	-\$36681.45	\$305983.09	\$0.00	-\$305983.09
Maintenance Contract Costs	\$73956.31	\$0.00	-\$73956.31	\$247664.97	\$0.00	-\$247664.97
Maintenance Vehicle Costs	\$2589.58	\$0.00	-\$2589.58	\$55387.32	\$0.00	-\$55387.32
Protective Services	\$0.00	\$0.00	\$0.00	\$5400.00	\$0.00	-\$5400.00
<b>Total Maintenance</b>	<b>\$226910.52</b>	<b>\$0.00</b>	<b>-\$226910.52</b>	<b>\$1374991.86</b>	<b>\$0.00</b>	<b>-\$1374991.86</b>
<b>General Expenses</b>						
Insurance	-\$8407.48	\$0.00	\$8407.48	\$107424.90	\$0.00	-\$107424.90
PILOT	\$88705.39	\$0.00	-\$88705.39	\$88705.39	\$0.00	-\$88705.39
Collection Losses	\$11399.82	\$0.00	-\$11399.82	\$11399.82	\$0.00	-\$11399.82
Interest Expense	\$53.48	\$0.00	-\$53.48	\$1260.75	\$0.00	-\$1260.75
<b>Total General Expenses</b>	<b>\$91751.21</b>	<b>\$0.00</b>	<b>-\$91751.21</b>	<b>\$208790.86</b>	<b>\$0.00</b>	<b>-\$208790.86</b>
<b>Depreciation</b>	<b>\$785351.24</b>	<b>\$0.00</b>	<b>-\$785351.24</b>	<b>\$785351.24</b>	<b>\$0.00</b>	<b>-\$785351.24</b>

# Income Statement - THP Combined

Report Ending Date: 03/31/2018

Fund: 038, 088, 089, 091, 092, 093, 097, 100, 101, 107, 108, 115, 126, 127, 132, 133, 139, 199, 220, 221, 601, 602, 603, 900

	This Month Actual	This Month Budget	Variance Better (Worse)	Year-To-Date Actual	Year-To-Date Budget	Variance Better (Worse)
<b>Total Operating Expenses</b>	\$1285307.47	\$0.00	-\$1285307.47	\$3903301.88	\$0.00	-\$3903301.88
<b>Net Income from Operations</b>	\$1069534.66	\$0.00	-\$1069534.66	\$488363.34	\$0.00	-\$488363.34
<b>Other Revenue</b>						
Insurance Proceeds	\$0.00	\$0.00	\$0.00	\$240507.22	\$0.00	\$240507.22
<b>Other Expenses</b>						
Casualty Losses	\$0.00	\$0.00	\$0.00	\$62511.00	\$0.00	-\$62511.00
Capital Funds Non Operating	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
CFP - Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
CFP - Administration	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
CFP - Fees & Costs	\$0.00	\$0.00	\$0.00	\$6630.60	\$0.00	-\$6630.60
CFP - Site Improvements	\$0.00	\$0.00	\$0.00	\$44150.00	\$0.00	-\$44150.00
CFP - Dwelling Structures	\$13935.00	\$0.00	-\$13935.00	\$154750.00	\$0.00	-\$154750.00
CFP - Dwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
CFP - Non Dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
CFP - Non Dwelling Equipment	\$0.00	\$0.00	\$0.00	\$65122.89	\$0.00	-\$65122.89
<b>Total Other Expenses</b>	\$13935.00	\$0.00	-\$13935.00	\$333164.49	\$0.00	-\$333164.49
<b>Net Other Revenue and Expenses</b>	\$13935.00	\$0.00	-\$13935.00	\$92657.27	\$0.00	-\$92657.27
<b>Net Income</b>	\$1083469.66	\$0.00	-\$1083469.66	\$581020.61	\$0.00	-\$581020.61

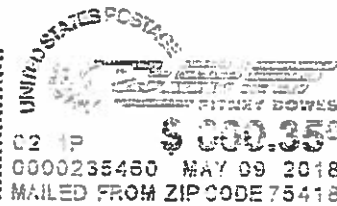
***YOU'RE INVITED***  
**OPEN HOUSE**  
**BONHAM POLICE SUBSTATION**  
**1309 CHINNER, BONHAM**  
*Tuesday, May 22nd 2-4pm*  
**TEXOMA HOUSING PARTNERS**  
**PROUDLY SUPPORTS THE BONHAM**  
**POLICE DEPARTMENT**

**TEXOMA HOUSING PARTNERS**

**810 W. 16TH  
BONHAM, TX 75418**

**RSVP BY MONDAY, MAY  
21ST TO 903.583.3336**

**JOIN US FOR CAKE AND PUNCH.  
SEE THE NEWLY RENOVATED  
SUBSTATION!**



Les Cooks  
THP, Farmersville Commissioner  
3025 Andrew Drive  
Farmersville, TX 75442



# Grand Opening

*Wednesday, May 30th*

*11:30 am - 1:30 pm*

Join us for the ribbon cutting and  
grand opening of the Texoma  
Housing Partners "Fannin County  
Sheriff Substation"



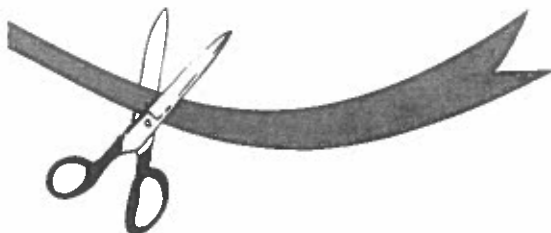
JOIN US IN LADONIA AT:  
610 PARIS ST. #9  
LADONIA, TX 75449



Lunch provided.

RSVP TO 903.583.3336  
BY THURSDAY,  
MAY 24TH

Les Cooks  
THP, Farmersville Commissioner  
3025 Andrew Drive  
Farmersville, TX 75442





To: THP Board of Commissioners  
From: Allison Reider, Executive Director *AR*  
Date: May 14, 2018  
Subject: Honey Grove Replacement Construction

**RESOLUTION**

**APPROVAL OF LOW BID FOR  
HONEY GROVE RECONSTRUCTION**

On May 10, 2018, at 10:00 am a bid opening was held for the replacement construction of one triplex unit in Honey Grove. Two bids were received with the low bid from Norman Construction in the amount of \$254,793.00

THP has firsthand knowledge of Norman Construction as they completed a capital project in 2010. Additional references were very positive and included completing work on time and within budget.

Insurance proceeds will cover most of the cost of replacement; an additional cost of roughly \$50,000 will be required as a result of the installation of a HUD required sprinkler system in the triplex.

**Action Requested:**

**Approve Resolution to award low bid from Norman Construction for \$254,793 for the replacement construction of a triplex in Honey Grove.**

Motion made by \_\_\_\_\_, seconded by \_\_\_\_\_,

Ayes:

Nays:



*The Nation's First Affordable Housing Consortium*

PO Box 548 | 810 W. 16<sup>th</sup> St. Bonham, TX 75418 | (903) 583-3336 | Toll-Free (800) 258-1618  
[www.texomahousing.org](http://www.texomahousing.org)

Serving Bells, Bonham, Celeste, Fctor, Farmersville, Ginter, Honey Grove, Howe, Ladonia, Leonard, Pottsboro,  
Princeton, Savoy, Tuga, Tom Bean, ~~15~~Wenton, Van Alstyne, Whitewright and Windom



TO: THP Board of Commissioners  
FROM: Allison Reider, THP Executive Director *AR*  
DATE: May 14, 2018  
RE: Child Care Exemption

#### RECOMMENDATION

Ratify the child care exemption to include a cost of up to \$183.00 per infant child per week and \$123.00 per week for 18-month-old and older.

#### DISCUSSION

As part of the rent calculation for THP housing, applicants are provided an exemption for childcare expense. A survey of the following area housing programs was completed to determine an average cost.

Little Farmers Learning Center (Collin County)	Grow Smart Learning Center (Grayson County)	Footsteps & Fingerprints (Fannin County)
\$200 per week- infants	\$140 per week- infants	\$110 per week- infants
\$135 per week- 18 months up	\$135 per week- 18 months up	\$100 per week - 3- 5 yr. olds

Average cost for infants is \$183.00 per week

Average cost for children 18 months up is \$123.00 per week.

#### BUDGET

N/A



**TO:** THP Board of Commissioners  
**FROM:** Allison Reider, Executive Director *AR*  
**DATE:** May 14, 2018  
**RE:** FYE 3/31/19 Strategic Plan

**RECOMMENDATION**

Approve FYE 3/31/19 Strategic Plan.

**DISCUSSION**

On March 29, 2018, a Strategic Planning Session was held to outline goals and objectives for FYE 3/31/19. In addition, THP Value Statements were developed. It was a very successful session with great input and ideas from staff. Goals will be monitored throughout the year with updates provided to the board semi-annually.

Attached you will find outlines for Administration, Maintenance and Organization wide goals and the THP Value Statements.



## **FYE 2019 Strategic Objectives - Administration**

### **I. Communication**

To create a positive and professional work environment, there must be open communication. Each employee is responsible for their own attitude and the way they communicate however, it will take the collective effort of everyone to foster a positive and professional atmosphere.

#### **Rewards of Good Communication:**

- Increased productivity
- Accuracy of work
- Reduced stress
- Improved self-esteem
- Improved level of confidence
- Promotes mutual trust

#### **Consequences of Poor Communication:**

- Causes confusion
- Breeds misunderstanding and frustration
- Low productivity
- Distrust
- Impaired confidence
- Anger
- Leaves gaps that are filled with misinformation

#### **A. Administration meetings:**

1. Executive Director to conduct meeting with Administrative staff the second and third Tuesday of each month to discuss goals and objectives.
2. Deputy Director to conduct meeting each Monday with administrative staff in the Howe satellite office to discuss goals and objectives.

### **II. Administrative Processes and Policies**

THP will review and evaluate the following processes and or policies and will make necessary updates, changes or additions:

- A. Recertification Process
- B. Application Process
- C. Maintenance Policy
- D. Finance Policy



**III. Training**

THP will evaluate needs and schedule appropriate training for administrative staff.

**IV. Website Construction**

THP will work with a contractor to complete the website construction.

A. Coordinate and schedule activities to take website live.

1. Complete verbiage for each web page.
2. Professional photography.
3. Upload application process.

**V. Rebranding Public Image**

THP will design and roll out updated brand.

- A. Install new signage across all cities.
- B. Update all forms, brochures, business cards and other collateral to reflect new branding.
- C. Create and display in framed poster size, new Value Statements in all administrative buildings.

**VI. Social Service Outreach**

THP will initiate outreach to each site.

- A. Staff will plan an event and visit each site within the fiscal year.
- B. Staff will complete the distribution of backpacks to all school age children.

**VII. Employee Unity**

THP will implement various activities designed to create a culture of unity among all administrative employees.

- A. Team Building at Executive Director's House- July 19, 2019.



## **FYE 2019 Strategic Objectives - Maintenance**

### **I. Communication**

To create a positive and professional work environment, there must be open communication. Each employee is responsible for their own attitude and the way they communicate however, it will take the collective effort of everyone to foster a positive and professional atmosphere.

#### **Rewards of Good Communication:**

- Increased productivity
- Accuracy of work
- Reduced stress
- Improved self-esteem
- Improved level of confidence
- Promotes mutual trust

#### **Consequences of Poor Communication:**

- Causes confusion
- Breeds misunderstanding and frustration
- Low productivity
- Distrust
- Impaired confidence
- Anger
- Leaves gaps that are filled with misinformation

#### **A. Maintenance Meeting:**

1. Lead Mechanic conduct daily morning meetings to outline work for the day.
2. Maintenance Supervisor conducts weekly Thursday meetings with full maintenance staff. Deputy Director to attend. After Lead mechanics issue daily assignments, Maintenance Supervisor discusses maintenance goals and objectives and receives any recommendations from maintenance employees.
3. Executive Director to conduct weekly Thursday meetings after full maintenance staff meeting with Maintenance Leadership Team which is composed of Deputy Director, Maintenance Supervisor, HR Manager and lead mechanics to discuss goals and objectives and to receive any recommendations from employees. Maintenance Supervisor will provide feedback from Leadership to maintenance employees at the following Thursday all maintenance staff meeting.

## **II. Training**

THP will identify and schedule various trainings for maintenance staff in the following areas:

- A. Heating and Air-Conditioning
- B. Electrical
- C. Painting/Make Ready
- D. REAC Training

## **III. Inventory**

THP will evaluate the current inventory software and investigate other possibilities that will provide for multiple inventory options, i.e. bar codes, separate truck, large and small equipment inventories.

- A. Have a conversation with Tenmast to determine if their inventory module would be a good fit.
- B. Contact current provider to research new options that may be available.
- C. Reach out to other Affordable Housing Programs to conduct an inventory system survey.

## **IV. Consortia Wide Plumbing Goals**

THP will address the following plumbing needs:

- A. Identify and create map of the location of all water/sewer lines and cut offs.
- B. Create listing of all water cut offs in need of replacement.
- C. Create a listing of all sewer lines in need of replacement.

## **V. Safety**

THP Maintenance Supervisor will present safety meetings each month.

## **VI. Employee Unity**

THP will implement various activities designed to create a culture of unity among all maintenance employees.

- A. Team Building



## **FYE 2019 Strategic Objectives – Organization Wide**

### **I. Communication**

To create a positive and professional work environment, there must be open communication. Each employee is responsible for their own attitude and the way they communicate however, it will take the collective effort of everyone to foster a positive and professional atmosphere.

#### **Rewards of Good Communication:**

- Increased productivity
- Accuracy of work
- Reduced stress
- Improved self-esteem
- Improved level of confidence
- Promotes mutual trust

#### **Consequences of Poor Communication:**

- Causes confusion
- Breeds misunderstanding and frustration
- Low productivity
- Distrust
- Impaired confidence
- Anger
- Leaves gaps that are filled with misinformation

#### **A. Organizational wide meetings:**

1. Executive Director to conduct organization wide meeting the last Thursday of each month to discuss goals and objectives.

### **II. Employee Unity**

THP will implement various activities designed to create a culture of unity among all employees.

- A. Cookout and games in the Maintenance yard- May 10, 2018.
- B. Employee Appreciation Luncheon to recognize tenure and special awards- June 25, 2018.
- C. Rough Riders Game- September 2018.



## Texoma Housing Partners Value Statements

We believe to continually pursue and successfully implement innovative strategies, we must first be of like mind. We have identified our organizational values and will be grounded in them daily as we focus our collective energies toward a better tomorrow.

THP employees and board members hold to the following Values:

- Loyalty- We are steadfast in our commitment to each other and the work we do every day. We reliably support one another and the decisions that are made as we pursue our goals.
- Respect- We recognize each other as individuals with a variety of skills and abilities; we appreciate the value we all bring to the organization and embrace our diversity.
- Integrity- We are committed to making fair and equitable decisions in the best interest of our organization, our employees and our residents.
- Dignity- We understand we must first value ourselves before we can value others. We acknowledge everyone we meet has a right to be valued and respected and to be treated ethically.
- Compassion- We are motivated to go out of our way to help others; to meet them where they are with a resolve to make things better.



*The Nation's First Affordable Housing Consortium*

P.O. Box 548 • 810 W. 16<sup>th</sup> St. Bonham, TX 75418 • (903) 583-3336 • Toll-Free (800) 258-1618 •  
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Serving Bells, Bonham, Celeste, Feter, Farmersville, Ginter, Honey Grove, Howe, Ladonia, Leonard, Pottsboro,  
Princeton, Sayoy, Tioga, Tom Bean, ~~24~~Wanton, Van Alstyne, Whitewright and Windom



**TO:** THP Board of Commissioners  
**FROM:** Elizabeth Miles, CPA  
**DATE:** May 15, 2018  
**RE:** THP FYE 2019 Budget Status Update

**RECOMMENDATION**

Accept recommendation regarding the Operating Budget for THP FYE 2019 Budget, if any.

**BACKGROUND**

Each THP Governing Body meeting, the Board is presented with a status update of the current fiscal year Operating and Capital budgets and afforded the opportunity to make desired changes those budgets as conditions warrant.

**DISCUSSION**

A Statement of Revenue and Expense for the Operating and Capital Budgets for FYE 2019 are attached, along with a Balance Sheet as of April 2018.

**BUDGET**

Finance does not recommend any budget adjustments for the THP Operating and Capital Budgets FYE 2019.

## **V. Reading of Ordinances**

Agenda Section	Reading of Ordinances
Section Number	V.A
Subject	Consider, discuss, and act upon Ordinance #O-2018-0612-001 regarding Steven G. and Karen S. Bander's petition requesting inclusion of land into the City of Farmersville's Extra Territorial Jurisdiction (ETJ).
To	Mayor and Council Members
From	Ben White, City Manager
Date	June 12, 2018
Attachment(s)	Ordinance #O-2018-0612-001
Related Link(s)	<a href="http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php">http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php</a>
Consideration and Discussion	City Council discussion as required.
Action	<ul style="list-style-type: none"> <li>• Motion/second/vote <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Approve with Updates</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Move item to another agenda. _____</li> <li>• No motion, no action</li> </ul>



**CITY OF FARMERSVILLE  
ORDINANCE # O-2018-0612-001**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS ACCEPTING LAND INTO THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF FARMERSVILLE; PROVIDING FOR TERMS AND CONDITIONS REGARDING ACCEPTING LAND INTO THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF FARMERSVILLE; PROVIDING FOR THE FILING OF THIS ORDINANCE WITH THE COLLIN COUNTY CLERK AND THE UPDATING OF THE CITY'S OFFICIAL MAP; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; AND SETTING AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City of Farmersville, Texas ("City") has received a petition ("Petition") dated May 8, 2018, from the owner of certain property ("Property") requesting that the City include the Property within the City's extraterritorial jurisdiction ("ETJ"); and

**WHEREAS**, the Petition is attached hereto as Exhibit 1 and incorporated by reference as if set out in its entirety in the body of this Ordinance; and

**WHEREAS**, the City Council of the City of Farmersville, Texas ("City Council"), has reviewed the Petition, along with the condition set forth in the Petition that the City will agree not to annex the Property for a period of five (5) years from the date that the Property is included in the City's ETJ, unless the owner of the Property gives written consent to the City to annex the Property; and

**WHEREAS**, the City Council of the City of Farmersville, Texas finds that it is in the best interest of the public health, safety and welfare to add the Property into the City's ETJ, subject to the condition set forth in the Petition.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS THAT:**

**SECTION 1. INCORPORATION OF FINDINGS**

All of the above premises are hereby found to be true and correct legislative and factual determinations of the City of Farmersville and they are hereby approved and incorporated into the body of this Ordinance as if copied in their entirety.

**SECTION 2. EXPANSION OF EXTRATERRITORIAL JURISDICTION**

Pursuant to Texas Local Government Code Section 42.022(b), the City hereby accepts and incorporates the Property, which consists of an approximately 9.448 acre tract of land located in Collin County, Texas, more particularly described in the Collin County Appraisal District property records as Abstract A0448 William Hemphill Survey, Sheet 1, Tract 24, and as shown as metes and bounds in Exhibit A attached to the Petition, into and as part of the City's ETJ effective immediately upon the passage of this Ordinance.

### **SECTION 3. AGREEMENT NOT TO ANNEX WITHOUT CONSENT**

Pursuant to Texas Local Government Code Section 212.172, the City hereby agrees that it will not annex the Property for a period of five (5) years from the date that the Property is included in the City's ETJ, unless the owner of the Property gives written consent to the City to annex the Property.

### **SECTION 4. FILING WITH THE COUNTY; MAP UPDATE**

The City Secretary is hereby directed to file with the County Clerk of Collin County, Texas, a certified copy of this Ordinance, together with a copy of the Petition, as required by Texas Local Government Code Section 212.172. City staff is also directed to update its official map to reflect the expansion of the City's ETJ, as required by Texas Local Government Code Section 41.001(c).

### **SECTION 5. SEVERABILITY CLAUSE**

It is not the intent of the City to include any territory within the City's ETJ over which it has no legal right to include, but to include only such territory as may be legally included within the City's ETJ and as described in the Petition. Should any part of the Property described in the Petition not be subject to the City's power to include said part of the Property within the City's ETJ, the City nevertheless expressly indicates its intent to include those portions of the Property within the City's ETJ for which the City has the legal authority to include. Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. Royse City hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

### **SECTION 6. REPEALER CLAUSE**

All ordinances of the City of Farmersville, Texas, in conflict with the provisions of this ordinance be, and the same are hereby, repealed.

### **SECTION 7: EFFECTIVE DATE**

This Ordinance shall take effect immediately from and after its passage and publication of the caption as required by law.

**PASSED** on first reading and only reading on the 12th day of June, 2018 at a properly noticed meeting of the City Council of the City of Farmersville, Texas, there being a quorum present, and approved by the Mayor on the date set out below.

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2018.

APPROVED:

BY: \_\_\_\_\_  
Randy Rice, Mayor

ATTEST:

\_\_\_\_\_  
Sandra Green, City Secretary

**PETITION REQUESTING INCLUSION OF LAND INTO  
THE CITY OF FARMERSVILLE'S EXTRATERRITORIAL JURISDICTION**

TO THE MAYOR AND CITY COUNCIL OF FARMERSVILLE, TEXAS:

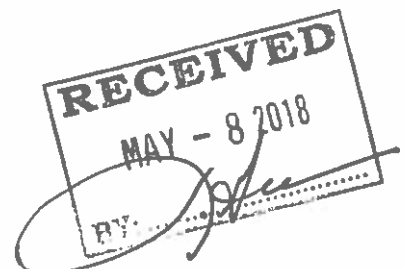
We, Steven G. Bander & Karen Sue Bander, in our capacity as trustees of Equity Trust Company, DBA Sterling Trust, the owners of the real property conveyed to us in the General Warranty Deed recorded on July 8, 2010, in the Collin County Real Property Records as Clerk's Document Number 20100708000699050, a true and correct copy of which is attached hereto as Exhibit A (hereinafter referred to as the "Property"), which land is adjacent to and contiguous to the City of Farmersville's extraterritorial jurisdiction ("Farmersville's ETJ"), hereby submits this unconditional and irrevocable petition requesting, and consenting to, the inclusion of the Property into Farmersville's ETJ, as authorized by Texas Local Government Code Section 42.022(b) provided that the City agrees it will not annex the Property for a period of five (5) years from the date that the Property is included in Farmersville's ETJ, unless I or my successor-in-interest as owner of the Property gives written consent to the City of Farmersville to annex the Property. .

We hereby certify that the Property is contiguous and adjacent to the City of Farmersville, Texas, and that this Petition Requesting Inclusion of Land into the City of Farmersville's Extraterritorial Jurisdiction is signed and duly acknowledged by each and every person having an interest in said land.

Equity Trust Company DBA Sterling Trust

By: Steven G Bander  
Name: Steven G. Bander  
Title: Trustee/Property Owner

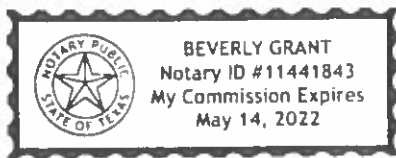
By: Karen S Bander  
Name: Karen Sue Bander  
Title: Trustee/Property Owner



THE STATE OF TEXAS  
COUNTY OF Collin

BEFORE ME, the undersigned authority, on this day personally appeared Steven G. Bander, in his capacity as trustee of Equity Trust Company DBA Sterling Trust, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this 9<sup>th</sup> day of May, 2018.

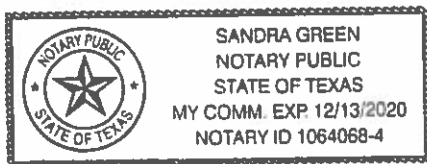


Beverly Grant  
Notary Public in and for  
Collin County, Texas.

THE STATE OF TEXAS  
COUNTY OF Collin

BEFORE ME, the undersigned authority, on this day personally appeared Karen Sue Bander, in her capacity as trustee of Equity Trust Company DBA Sterling Trust, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this 8<sup>th</sup> day of May, 2018.



Sandra Green  
Notary Public in and for  
12/13/2020 County, Texas.

EXHIBIT A

GENERAL WARRANTY DEED

*Recorded on July 8, 2010, in the  
Collin County Real Property Records as Clerk's Document Number 20100708000699050*

10/42/10 AMK-ID

20100708000699050 07/08/2010 09:59:06 AM D1 1/5

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

**General Warranty Deed**

Date: July 6, 2010

Grantor: Michael L. Juliano

Grantor's Mailing Address: 1315 Red Oak Circle, Farmersville, Texas 75442

Grantee: Equity Trust Company DBA Sterling Trust fbo Steven G. Bander and Equity Trust  
Company DBA Sterling Trust fbo Karen Sue Bander

Grantee's Mailing Address: 2368 E. FM 552, Rockwall, Texas 75087

Consideration: Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is acknowledged.

Property (including any improvements):

See Exhibit "A" attached hereto and made a part hereof.

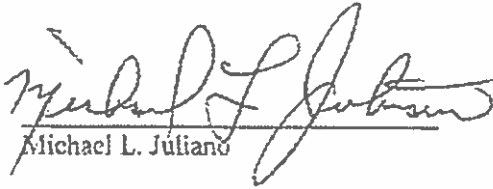
Reservations from Conveyance: None

Exceptions to Conveyance and Warranty: Validly existing easements and rights-of-way, all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2010 and subsequent years, which Grantee assumes and agrees to pay.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.



When the context requires, singular nouns and pronouns include the plural.

  
Michael L. Juliano

STATE OF TEXAS

COUNTY OF COLLIN

This instrument was signed or acknowledged before me on July 16, 2010 by Michael L. Juliano.

(SEAL OF NOTARY)



  
Notary Public, State of Texas

Prepared by:  
Dawn Enoch Moore, P.C.  
5950 Berkshire Lane, Suite 125  
Dallas, Texas 75225  
214/373-3500

After recording return to:  
Sterling Trust  
2368 E. FM 552  
Rockwall, Texas 75087





## Exhibit "A"

File No.: 1477233-H089 (EWW)

Property: County Road #656, Farmersville, TX 75442

### **TRACT I:**

**SITUATED IN COLLIN COUNTY, TEXAS, IN THE WILLIAM HEMPHILL SURVEY, ABSTRACT NO. 448 BEING A SURVEY OF PART OF THE 77.648 ACRES, TRACT II AS DESCRIBED IN A DEED FROM DAVID ANDERTON TO BRANDI ANDERTON DATED APRIL 25, 2002, RECORDED IN VOLUME 5156, PAGE 352 OF THE COLLIN COUNTY LAND RECORDS, BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING AT AN IRON PIN FOUND BESIDE A CORNER POST AT THE SOUTHEAST CORNER OF SAID 77.648 ACRE TRACT AT THE SOUTHWEST CORNER OF THE KIMBERLY KELSEY 26.89 ACRES REF. DOC. CO. 97-0102985 AND IN THE NORTH LINE OF THE FEDERAL HOME LOAN MORTGAGE CORPORATION 15.262 ACRES OF LAND, REF. V. 5890, P. 4298;  
THENCE NORTH 89°57'13" WEST, 169.57 FEET WITH THE SOUTH LINE OF SAID 77.648 ACRE TRACT, THE NORTH LINE OF SAID 13.262 ACRE TRACT AND THE NORTH LINE OF THE MATTHEW MOORE 14.796 ACRES, REF. V. 5775, P. 871 TO AN IRON PIN FOUND AT THE SOUTH, SOUTHWEST CORNER OF SAID 77.648 ACRE TRACT AND AT AN ELL CORNER OF SAID 14.796 ACRE TRACT;  
THENCE NORTH 0°13'10" WEST, 198.57 FEET WITH A WEST LINE OF SAID 77.648 ACRE TRACT AND AN EAST LINE OF SAID 14.796 ACRE TRACT TO A TRUCK DRIVE SHAFT FOUND AT AN ELL CORNER OF SAID 77.648 ACRE TRACT AND A NORTHEAST CORNER OF SAID 14.796 ACRE TRACT;  
THENCE GENERALLY IN A NORTHWESTERLY DIRECTION WITH THE SOUTH LINE OF SAID 77.648 ACRE TRACT, THE NORTH LINE OF SAID 14.796 ACRE TRACT, THE NORTH LINE OF THE TKG SERVICES INC. 34.212 ACRES, REF. V. 4769, P. 2022 AS FOLLOWS:  
NORTH 74°59' WEST, 350.07 FEET TO AN IRON PIN FOUND IN A FENCE;  
NORTH 69°16'06" WEST, 228.74 FEET WITH A FENCE TO A CORNER POST;  
NORTH 8°43'54" EAST, 48.49 FEET WITH A FENCE TO A CORNER POST;  
NORTH 61°18'51" WEST, 147.46 FEET WITH A FENCE TO AN IRON PIN FOUND BESIDE A CORNER POST;  
NORTH 8°46'04" EAST, 131.21 FEET TO AN IRON PIN FOUND;  
NORTH 56°30'52" WEST, 278.56 FEET TO AN IRON PIN FOUND;  
SOUTH 82°26'23" WEST, 34.72 FEET WITH THE SOUTH LINE OF SAID 77.648 ACRE TRACT AND WITH SAID NORTH LINE TO A 1/2 INCH IRON PIN SET IN THE CENTER OF A NORTH-SOUTH BRANCH FOR A CORNER;  
THENCE NORTHERLY UP THE CENTER OF SAID BRANCH AS FOLLOWS:  
NORTH 14°24'03" WEST, 24.49 FEET; NORTH 39°13'29" WEST, 29.4 FEET;  
NORTH 47°15'28" WEST, 35.45 FEET; NORTH 9°39'33" WEST, 72.47 FEET;  
NORTH 36°41'28" WEST, 45.06 FEET; NORTH 54°26'40" WEST, 59.13 FEET;  
NORTH 32°52'22" WEST, 61.47 FEET; NORTH 18°05'53" WEST, 39.81 FEET;  
NORTH 58°11'53" WEST, 43.35 FEET; NORTH 37°18'41" WEST, 19.1 FEET;  
NORTH 18°20'51" EAST, 12.4 FEET; NORTH 33°30'54" WEST, 12.18 FEET;  
NORTH 18°34' WEST, 19.08 FEET; NORTH 81°37'12" WEST, 21.2 FEET;  
NORTH 28°47'28" WEST, 16.07 FEET; NORTH 8°42'42" WEST, 54.82 FEET;  
NORTH 30°38'49" WEST, 59.77 FEET; NORTH 4°20'23" EAST, 18.31 FEET;  
NORTH 28°24'31" WEST, 90.42 FEET, NORTH 0°11'30" WEST, 16.39 FEET;**



NORTH 17°41'21"WEST, 48.11 FEET, NORTH 5°50'20"WEST, 24.65 FEET;  
NORTH 31°44'51"WEST, 49.01 FEET; NORTH 19°48'14"WEST, 38.03 FEET;  
NORTH 2°05'28"WEST, 17.26 FEET; NORTH 33°48'17"WEST, 80.56 FEET;  
NORTH 16°21'10"WEST, 63.47 FEET, NORTH 10°07'48"WEST, 52.1 FEET;  
NORTH 16°43'WEST, 44.76 FEET TO A ½ INCH IRON PIN SET IN SAID  
BRANCH FOR A CORNER.  
THENCE NORTH 44°36'26"EAST, 294.76 FEET TO AN IRON PIN FOUND BESIDE  
A CORNER POST AT THE SOUTHWEST CORNER OF THE JERI SNOWDEN 3.67  
ACRES, REF. V. 4994, P.890 AND AT AN ELL CORNER OF SAID 77.648 ACRE  
TRACT;  
THENCE NORTH 89°44'51"EAST, 799.51 FEET WITH THE SOUTH LINE OF SAID  
3.67 ACRE TRACT, WITH A NORTH LINE OF SAID 77.648 ACRE TRACT AND  
WITH A FENCE TO AN IRON PIN FOUND AT THE SOUTHEAST CORNER OF SAID  
3.67 ACRE TRACT AND AN ELL CORNER OF SAID 77.648 ACRE TRACT;  
THENCE NORTH 0°53'29"EAST, 200.02 FEET WITH A WEST LINE OF SAID  
77.648 ACRE TRACT, WITH THE EAST LINE OF SAID 3.67 ACRE TRACT AND  
WITH A FENCE TO AN IRON PIN FOUND AT A NORTHWEST CORNER OF SAID  
77.648 ACRE TRACT, AT THE NORTHEAST CORNER OF SAID 3.67 ACRE TRACT  
IN THE SOUTH LINE OF THE JAMES MCCRARY 57.9 ACRES, REF. VOL. 3409,  
PG. 796, IN SAID SURVEY LINE AND IN THE CENTER OF COUNTY ROAD NO.  
656;  
THENCE SOUTH 89°53'03"EAST, 614.6 FEET WITH THE NORTH LINE OF SAID  
77.648 ACRE TRACT, THE SOUTH LINE OF SAID 57.9 ACRE TRACT, SAID  
SURVEY LINE AND THE CENTER OF SAID COUNTY ROAD TO A ½ INCH IRON  
PIN SET AT THE NORTHEAST CORNER OF SAID 77.648 ACRE TRACT, AT THE  
NORTHWEST CORNER OF THE RAMOND R. CLINE 10.0 ACRES, REF. VOL. 3000,  
PG. 544, IN THE SOUTH LINE OF SAID 57.9 ACRE TRACT, IN SAID SURVEY  
LINE AND IN THE CENTER OF SAID COUNTY ROAD;  
THENCE SOUTHERLY WITH THE EAST LINE OF SAID 77.648 ACRE TRACT, THE  
WEST LINE OF SAID 10.0 ACRE TRACT AND SAID 26.89 ACRE TRACT AND  
WITH A FENCE AS FOLLOWS:  
SOUTH 0°37'21"WEST, 486.0 FEET; SOUTH 0°45'13"WEST, 688.6 FEET;  
SOUTH 0°41'50"WEST, 460.26 FEET; SOUTH 2°05'43"WEST, 427.93 FEET;  
SOUTH 2°57'44"WEST, 121.87 FEET TO THE PLACE OF BEGINNING AND  
CONTAINING 53.145 ACRES; AND  
BEING A PORTION OF BRITTANY'S CREEK, AN ADDITION TO COLLIN COUNTY,  
TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET 2006, PAGE 399,  
PLAT RECORDS, COLLIN COUNTY, TEXAS.

**TRACT II:**

SITUATED IN COLLIN COUNTY, TEXAS, IN THE WILLIAM HEMPHILL SURVEY,  
ABSTRACT NO. 448 BEING DESCRIBED AS FOLLOWS:

BEING PART OF THE 24.505 ACRES OF LAND DESCRIBED IN A DEED FROM  
BRANDI DAWN ANDERTON TO MICHAEL L. JULIANO DATED AUGUST 16, 2005,  
RECORDED IN VOLUME 5984, PAGE 3383 AND PART OF THE 53.145 ACRES OF  
LAND DESCRIBED IN A DEED FROM BRANDI DAWN ANDERTON TO MICHAEL  
L. JULIANO, DATED AUGUST 5984, PAGE 3377, BOTH DEEDS OF THE COLLIN  
COUNTY LAND RECORDS, BEING DESCRIBED BY METES AND BOUNDS AS  
FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 21 OF BRITTANY'S CREEK, A  
SUBDIVISION IN COLLIN COUNTY, TEXAS, ACCORDING TO THE MAP/PLAT



THEREOF RECORDED IN VOLUME 2006, PAGE 399, OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS;

THENCE SOUTH 89 DEGREES 53 MINUTES EAST 60.01 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND AND BEING IN THE WEST LINE OF A 3.67 ACRE TRACT CONVEYED TO JO D. FOSTER BY DEED RECORDED IN VOLUME 2138, PAGE 758, COLLIN COUNTY LAND RECORDS;

THENCE SOUTH 0 DEGREES 59 MINUTES 21 SECONDS WEST 150.17 FEET TO AN IRON PIN;

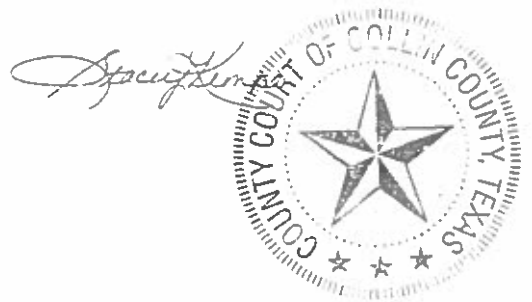
THENCE SOUTH 44 DEGREES 36 MINUTES 26 SECONDS WEST, 86.98 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING THE SOUTHEAST CORNER OF LOT 21 OF BRITTANY'S CREEK, A SUBDIVISION IN COLLIN COUNTY, TEXAS, ACCORDING TO THE MAP/PLAT THEREOF RECORDED IN VOLUME 2006, PAGE 399, OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS;

THENCE NORTH 0 DEGREES 49 MINUTES 21 SECONDS EAST, 212.22 FEET TO THE PLAT OF BEGINNING.

ALSO KNOWN AS 0.250 ACRE FUTURE EASEMENT/R.O.W. OF BRITTANY'S CREEK, A SUBDIVISION IN COLLIN COUNTY TEXAS, ACCORDING TO THE MAP/PLAT THEREOF RECORDED IN VOLUME 2006, PAGE 399 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS.



Filed and Recorded  
Official Public Records  
Stacey Kemp, County Clerk  
Collin County, TEXAS  
07/08/2010 09:59:06 AM  
\$32.00 DLAIRD  
20100708000699050





## **VI. Regular Agenda**

Agenda Section	Regular Agenda
Section Number	VI.A
Subject	Consider, discuss and act upon the election of Mayor Pro Tem and Treasurer
To	Mayor and Council Members
From	Ben White, City Manager
Date	June 12, 2018
Attachment(s)	None
Related Link(s)	<a href="http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php">http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php</a>
Consideration and Discussion	City Council discussion as required
Action	<ul style="list-style-type: none"> <li>• Motion/second/vote <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Approve with Updates</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Move item to another agenda. _____</li> <li>• No motion, no action</li> </ul>

Agenda Section	Regular Agenda
Section Number	VI.B
Subject	Consider, discuss and act upon appointing new members to City boards.
To	Mayor and Council Members
From	Ben White, City Manager
Date	June 12, 2018
Attachment(s)	<ul style="list-style-type: none"> <li>• Board member list</li> <li>• Applications for boards</li> </ul>
Related Link(s)	<a href="http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php">http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php</a>
Consideration and Discussion	City Council discussion as required
Action	<ul style="list-style-type: none"> <li>• Motion/second/vote <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Approve with Updates</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Move item to another agenda. _____</li> <li>• No motion, no action</li> </ul>

Economic Development Corporation (4A) (Council Liaison: Mike Hurst) (Staff Liaison: Daphne Hamlin) 2 members must live in City/3 members can be non-residents or have significant investment in City for more than 1 yr. 2 Terms -3yrs each	Community Development Corporation (4B) (Council Liaison: Todd Rolen) (Staff Liaison: Adah Leah Wolf) All members must live in FSD 2 Terms - 2 yr each	Building & Property Standards (Council Liaison: Donny Mason) (Staff Liaison: Sandra Green) All members must live in City or own real property in City 2 Terms - 3 yr each 4 members for quorum	Capital Improvement Advisory Commission / Planning & Zoning Commission (Council Liaison: Craig Overstreet) (Staff Liaison: Sandra Green) All members must live in City 2 Terms - 3 yr each	Main Street (Council Liaison: Donny Mason) (Staff Liaison: Adah Leah Wolf) All members must be City residents OR FSD OR have business in Main St District 1 Term - 3 yr ea	City Amenities Board (Council Liaison: Diane Piwko) (Staff Liaison: Paul Jackson) Must comprise of 7 members; All members must live within FSD for at least 1 year preceding appoint, 2 members can live outside city limits 2 Terms - 3 yr ea	City Council 6 elected members Must live within city limits 2 yr. Term	Tax Increment Reinvestment Zone (TIRZ)
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### EXISTING BOARD MEMBERS

Kevin Meguire, President 2nd Term 5/15 - 5/18 (City)	Tobey Ferguson 1st Term 5/17 - 5/19 (FISD)	Tracy Foltz 1st Term 5/17 - 5/20 (City)	Lance Hudson 1st Term 5/17 - 5/20 (City)	Doris Cooks 1st Term 5/17 - 5/20 (FISD) & (Business Owner)	Suzie Grusendorf 1st Term 5/17 - 5/18 (FISD)	Randy Rice, Mayor 1st Term 5/18 - 5/20	Bob Collins
Jason Lane 2nd Term 5/15 - 5/18 (City)	Mike Goldstein, Vice-President 2nd Term 5/17 - 5/19 (City)	Diane Jackson, Vice-President 1st Term 5/15-5/18 (City)	Sarah Jackson-Butler, Vice Chairman 1st Term 5/15 - 5/18 (City)	Randy Rice, Vice-President 1st Term 5/16 - 5/19 (City)	Charlotte Holloway 1st Term 5/17 - 5/19 (City)	Craig Overstreet, Place 1 1st Term 5/17 - 5/19	Tommy Ellison
George Crump, Secretary 1st Term 5/16 - 5/19 (City)	John Politz, Chairman 1st Term 5/16 - 5/18 (City)	Chris Calverley 1st Term 5/15- 5/18 (City)	Kevin Adamson 1st Term 5/17 - 5/20 (City)	Mary Berry 1st Term 5/17 - 5/20 (City)	Cathy Strong 1st Term 5/17 - 5/20 (City)	Donny Mason, Place 2 2nd Term 5/18 - 5/20	Vacant
Randy Smith 1st Term 5/16 - 5/19 (City)	John Garcia 2nd Term 6/16 - 5/18 (City)	Tiffany Hesse 1st Term 5/16 - 5/19 (City)	Luke Ingram 1st Term 3/17 - 5/20 (City)	Kim Smith-Cole 1st Term 5/15 - 5/18 (FISD)	John Hollis Young 1st Term 5/17 - 5/19 (City)	Michael Hesse, Place 3 Deputy Mayor Pro-Tem (per Ordinance) 2nd Term 5/17 - 5/19	
Robbie Tedford 1st Term 5/16 - 5/19 (City)	Jesse Nelsen 1st Term 5/17 - 5/19 (FISD)	James Riley II 1st Term 5/17 - 5/20 (City)	Russell Chandler 1st term 5/16 - 5/19 (City)	Glenda Hart 1st Term 5/15 - 5/18 (City)	Glenn Bagwell 1st Term 5/17 - 5/18 (City)	Mike Hurst, Place 4 Mayor Pro Tem 2nd Term 5/18 - 5/20	
	Cynthia Craddock-Clark, Secretary 2nd Term 5/17 - 5/19 (City)	Alternate:	Bobby Bishop, Chairman 1st Term 5/16 - 5/19 (City)	Ex-Officio Member: Donna Williams	Miranda Martin 1st Term 5/17 - 5/20 (FISD)	Todd Rolen, Place 5 1st Term 5/17 - 5/19	
	Katherine Hershey 1st Term 5/16 - 5/18 (City)	Alternate:	Paul Kelly 1st Term 12/16 - 5/19 (City)		Helaine Holbrook 1st Term 5/17 - 5/20 (City)		



Other Boards

Vacant NTMWD								
Les Cooks Texoma Housing Partners								

# Application

Please return your application to City Hall

## City of Farmersville

### APPLICATION FOR APPOINTMENT TO BOARDS AND COMMISSIONS

Please type or print clearly in ink

Name: JOHN B. POLITZ Home Phone 214 504 8402  
Home Address: 211 HILL STREET Work Phone 903 274 2414  
Cell Phone 214 504 8402  
Mailing Address: SAME Email Address: J-Politz@tntco.com  
Are you a Farmersville resident? Please circle: Yes or No If Yes, how long? 21 YEARS  
Are you a registered voter? Please circle: Yes or No  
Are you in the Farmersville Independent School District? Please circle: Yes or No  
Occupation: GARAGE DOOR INSTALLER Employer: GUARDIAN GARAGE DOORS, LLC  
State details of previous experience on any City Boards or Commissions (in any City):

CITY COUNCIL 2014-2016  
4 B - 2016 TO 2018  
Pc2 - 2018 - 2012

List memberships in any civic organizations:

N/A

In Order of Preference from 1 through 8

If you do not wish to serve on a particular board please leave it blank.

       Building and Property Standards Commission  
X Farmersville Community Development Corporation Board (4B)  
       Farmersville Economic Development Corporation Board (4A)  
       Library / Civic Center Board  
       Main Street Board  
       Parks and Recreation Board  
       Planning and Zoning Commission  
       Senior Citizens Advisory Committee



- Eligible for  
2nd Term  
- City

Signature [Signature] Date 8 May 2018

Please return your application to: City of Farmersville, Attention City Secretary, 205 South Main Street, Farmersville, TX 75442.  
A copy of the City's Code of Ethics will be mailed to you upon being appointed to a board.

# Application

Please return your application to City Hall

## City of Farmersville

### APPLICATION FOR APPOINTMENT TO BOARDS AND COMMISSIONS

Please type or print clearly in ink

Name: Linda Foy Home Phone NA  
Home Address: 211 COLLIER ST Work Phone NA  
Cell Phone 214.435.0324  
Mailing Address: \_\_\_\_\_ Email Address: \_\_\_\_\_  
Are you a Farmersville resident? Please circle Yes or No If Yes, how long? 4 yrs (THIS TIME)  
Are you a registered voter? Please circle Yes or No  
Are you in the Farmersville Independent School District? Please circle Yes or No  
Occupation: RETIRED Employer: IBM  
State details of previous experience on any City Boards or Commissions (in any City):  
FISD BOARD

List memberships in any civic organizations:

VP - FARMERSVILLE HISTORICAL SOCIETY  
AUDREY MURPHY DAY COMMITTEE

In Order of Preference from 1 through 8 ANCHOR TREE PICKER  
If you do not wish to serve on a particular board please leave it blank.

- \_\_\_\_\_ Building and Property Standards Commission
- \_\_\_\_\_ Farmersville Community Development Corporation Board (4B)
- \_\_\_\_\_ Farmersville Economic Development Corporation Board (4A)
- \_\_\_\_\_ Library / Civic Center Board
- 1 \_\_\_\_\_ Main Street Board
- \_\_\_\_\_ Parks and Recreation Board
- \_\_\_\_\_ Planning and Zoning Commission
- \_\_\_\_\_ Senior Citizens Advisory Committee
- \_\_\_\_\_ Texoma Housing Partners Board



Signature Linda Foy Date 5/9/18

Please return your application to: City of Farmersville, Attention City Secretary, 205 South Main Street, Farmersville, TX 75442  
A copy of the City's Code of Ethics will be mailed to you upon being appointed to a board.

## Your Community Needs You!

If you have always wanted to be a part of the decision-making process in Farmersville, serving on one of the boards or commissions is a great way to get involved.

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Each board or commission has a three year term, except where indicated otherwise, with two consecutive terms maximum. After two consecutive terms on a board/commission a member is eligible for re-appointment to the same board or commission after a one term lapse.

All appointees must subscribe to the City's Code of Ethics as adopted by ordinance. A copy of the Code of Ethics will be given to you upon receipt of your application.

Please complete and return the following Application for Appointment to City Boards and Commissions by indicating, in order of preference from 1-8, the boards or commissions you would most like to serve. Council will review all applications during the appointment process. If you would like a more detailed description of each board or commission, call City Hall 972-782-6151 for a copy of the handbook.

All applications are kept for one year so there will always be an available pool of interested citizens to fill vacancies that may arise during the year.

**The City Council makes appointments to boards and commissions as terms expire and vacancies become available.**

All appointees to the City of Farmersville boards, commissions or committees must be residents of the appropriate jurisdiction and must remain a resident of that jurisdiction for the term of office, and must subscribe to the Code of Ethics as adopted by ordinance. All appointees must be a qualified voter of the jurisdiction in which they reside.



## Application

Please return your application to City Hall

**City of Farmersville**  
APPLICATION FOR APPOINTMENT TO BOARDS AND COMMISSIONS  
Please type or print clearly in ink

Name: Clifford Jones Moss Home Phone 469-537-5862

Home Address: 2092 CR 700 Work Phone \_\_\_\_\_

Cell Phone \_\_\_\_\_

Mailing Address: 2092 CR 700 Email Address: jmskypn101@gmail.com

Are you a Farmersville resident? Please circle Yes or No If Yes, how long? \_\_\_\_\_

Are you a registered voter? Please circle Yes or No \_\_\_\_\_

Are you in the Farmersville Independent School District? Please circle Yes or No \_\_\_\_\_

Occupation: AV Tech Employer: Self-employed

State details of previous experience on any City Boards or Commissions (in any City):

No previous experience

List memberships in any civic organizations:

N/A

In Order of Preference from 1 through 8

If you do not wish to serve on a particular board please leave it blank.

- |          |   |
|----------|---|
| <u>8</u> | Building and Property Standards Commission                |
| <u>1</u> | Farmersville Community Development Corporation Board (4B) |
| <u>5</u> | Farmersville Economic Development Corporation Board (4A)  |
| <u>6</u> | Library / Civic Center Board                              |
| <u>3</u> | Main Street Board   |
| <u>2</u> | Parks and Recreation Board                                |
| <u>4</u> | Planning and Zoning Commission                            |
| <u>7</u> | Senior Citizens Advisory Committee                        |
|          | Texoma Housing Partners Board                             |

Signature: Clifford Jones Moss Date: 5-11-18

Please return your application to: City of Farmersville, Attention City Secretary, 205 South Main Street, Farmersville, TX 75442  
A copy of the City's Code of Ethics will be mailed to you upon being appointed to a board.



## Your Community Needs You!

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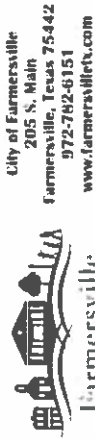
All appointees must subscribe to the City's Code of Ethics as adopted by ordinance. A copy of the Code of Ethics will be given to you upon receipt of your application.

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## Application

Please return your application to City Hall

City of Farmersville

APPLICATION FOR APPOINTMENT TO BOARDS AND COMMISSIONS

Please type or print clearly in ink

Name: Sherry McGuire Home Phone 972-782-6365  
 Home Address: 1340 Rte 2 & Dale Cir Work Phone 214-491-9185  
 Cell Phone 214-491-9185  
 Mailing Address: same Email Address: sdmcgu@gmail.com  
 Are you a Farmersville resident? Please circle Yes or No If Yes, how long? 34 yrs  
 Are you a registered voter? Please circle Yes or No  
 Are you in the Farmersville Independent School District? Please circle Yes or No  
 Occupation: Retired Employer: Former = Farmersville ISD

State details of previous experience on any City Boards or Commissions (in any City):

None

List memberships in any civic organizations:

In Order of Preference from 1 through 8

If you do not wish to serve on a particular board please leave it blank.

☒ Building and Property Standards Commission  
☒ Farmersville Community Development Corporation Board (4B)  
☐ Farmersville Economic Development Corporation Board (4A)  
☐ Library / Civic Center Board  
☐ Main Street Board  
☐ Parks and Recreation Board  
☒ Planning and Zoning Commission  
☐ Senior Citizens Advisory Committee  
☐ Texoma Housing Partners Board

Signature Sherry McGuire Date 5-15-18

Please return your application to City of Farmersville, Attention City Secretary, 205 South Main Street, Farmersville, TX 75442.  
 A copy of the City's Code of Ethics will be mailed to you upon being appointed to a board.

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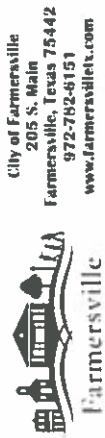
All appointees must subscribe to the City's Code of Ethics as adopted by ordinance. A copy of the Code of Ethics will be given to you upon receipt of your application.

Please complete and return the following Application for Appointment to City Boards and Commissions by indicating, in order of preference from 1-8, the boards or commissions you would most like to serve. Council will review all applications during the appointment process. If you would like a more detailed description of each board or commission, call City Hall 972-782-6151 for a copy of the handbook.

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All appointees to the City of Farmersville boards, commissions or committees must be residents of the appropriate jurisdiction and must remain a resident of that jurisdiction for the term of office, and must subscribe to the Code of Ethics as adopted by ordinance. All appointees must be a qualified voter of the jurisdiction in which they reside.



## Application

Please return your application to City Hall

City of Farmersville  
APPLICATION FOR APPOINTMENT TO BOARDS AND COMMISSIONS  
Please type or print clearly in ink

Name: Alice Bridges Home Phone 972-784-6396  
Home Address: 509 Gaddy St Work Phone \_\_\_\_\_  
Cell Phone 972-965-0237  
Mailing Address: same Email Address: albrb@csbcglobal.net  
Are you a Farmersville resident? Please circle Yes or No Yes If Yes, how long? 12 yrs.  
Are you a registered voter? Please circle Yes or No Yes  
Are you in the Farmersville Independent School District? Please circle Yes or No Yes  
Occupation: retired teacher Employer: \_\_\_\_\_  
State details of previous experience on any City Boards or Commissions (in any City):  
None

List memberships in any civic organizations.

In Order of Preference from 1 through 8  
If you do not wish to serve on a particular board please leave it blank.

<u>1</u>	Building and Property Standards Commission
<u>2</u>	Farmersville Community Development Corporation Board (4B)
<u>5</u>	Farmersville Economic Development Corporation Board (4A)
<u>3</u>	Library / Civic Center Board
<u>4</u>	Main Street Board
	Parks and Recreation Board
	Planning and Zoning Commission
	Senior Citizens Advisory Committee
	Texoma Housing Partners Board

Signature Alice Bridges Date 5-11-18

Please return your application to: City of Farmersville, Attention City Secretary, 205 South Main Street, Farmersville, TX 75442  
A copy of the City's Code of Ethics will be mailed to you upon being appointed to a board.





# Application

Please return your application to City Hall

## City of Farmersville

### APPLICATION FOR APPOINTMENT TO BOARDS AND COMMISSIONS

Please type or print clearly in ink

Name: Sarah Jackson-Buller Home Phone: \_\_\_\_\_  
Home Address: 204 McKinney St Work Phone: \_\_\_\_\_  
Cell Phone: 409 386 0571  
Mailing Address: Home Email Address: hesarahjackson@hotmail.com  
Are you a Farmersville resident? Please circle: Yes or No If Yes, how long? 5 years  
Are you a registered voter? Please circle: Yes or No  
Are you in the Farmersville Independent School District? Please circle: Yes or No  
Occupation: ITSM Director Employer: Baylor Scott White

State details of previous experience on any City Boards or Commissions (in any City):

Main St Board vp + secretary  
P + Z

List memberships in any civic organizations:

In Order of Preference from 1 through 6

If you do not wish to serve on a particular board please leave it blank.

- ☒ Building and Property Standards Commission  
☐ Farmersville Community Development Corporation Board (4B)  
☐ Farmersville Economic Development Corporation Board (4A)  
☐ City Amenities Board  
☐ Main Street Board  
☒ Planning and Zoning Commission



Signature: [Signature]

Date: 5/21/18

Please return your application to: City of Farmersville, Attention City Secretary, 205 South Main Street, Farmersville, TX 75442.

A copy of the City's Code of Ethics will be mailed to you upon being appointed to a board.

## Your Community Needs You!

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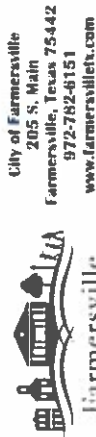
All appointees must subscribe to the City's Code of Ethics as adopted by ordinance. A copy of the Code of Ethics will be given to you upon receipt of your application.

Please complete and return the following Application for Appointment to City Boards and Commissions by indicating, in order of preference from 1-8, the boards or commissions you would most like to serve. Council will review all applications during the appointment process. If you would like a more detailed description of each board or commission, call City Hall 972-782-6151 for a copy of the handbook.

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## Application

Please return your application to City Hall  
City of Farmersville  
APPLICATION FOR APPOINTMENT TO BOARDS AND COMMISSIONS  
Please type or print clearly in ink

Name: HEIDI RATHLEFF Home Phone 972-782-8455  
Home Address: 1320 RED OAK CR Work Phone N/A  
Cell Phone 903-405-7030  
Mailing Address: 1320 RED OAK CR Email Address: rathleffk@baylor.edu  
Are you a Farmersville resident? Please circle Yes or No If Yes, how long? 2 yrs  
Are you a registered voter? Please circle Yes or No  
Are you in the Farmersville Independent School District? Please circle Yes or No  
Occupation: retired teacher Employer: N/A  
State details of previous experience on any City Boards or Commissions (in any City):  
Senior citizens Adv. Board

List memberships in any civic organizations.

Am. Assoc. of University Chapter 446 working with Science/Robotics Lab - AEAEP for Farmersville SH.  
In Order of Preference from 1 through 8  
If you do not wish to serve on a particular board please leave it blank.

Building and Property Standards Commission  
Farmersville Community Development Corporation Board (4B)  
Farmersville Economic Development Corporation Board (4A)  
~~Library State Center Board~~  
Main Street Board  
Parks and Recreation Board City Amenities (Parks, Library, Senior Center)  
Planning and Zoning Commission  
~~South Central Advisory Committee~~  
~~Town and Housing Partners Board~~

Signature Heidi Rathleff Date 5-21-18

Please return your application to City of Farmersville, Attention City Secretary, 205 South Main Street, Farmersville, TX 75442.  
A copy of the City's Code of Ethics will be mailed to you upon being appointed to a board.



# Application

Please return your application to City Hall

City of Farmersville

## APPLICATION FOR APPOINTMENT TO BOARDS AND COMMISSIONS

Please type or print clearly in ink

Name: Diane C Proko

Home Phone: 214-914-1124

Home Address: 200 McKinney St

Work Phone: 972-782-6630

Cell Phone: 214-914-1124

Mailing Address: 200 McKinney St, Farmersville, TX 75442

Email Address: diane@fibercircle.com

Are you a Farmersville resident? Please circle: Yes or No If Yes, how long? 14 yrs

Are you a registered voter? Please circle: Yes or No

Are you in the Farmersville Independent School District? Please circle: Yes or No

Occupation: Retiree Employer: Self Employed

State details of previous experience on any City Boards or Commissions (in any City):

Mayor, 4B, TIRZ, 4B

List memberships in any civic organizations:

Rotary, IOOF, Historical Society, Citizens Patrol

In Order of Preference from 1 through 6

If you do not wish to serve on a particular board please leave it blank.

- Building and Property Standards Commission
- 1   Farmersville Community Development Corporation Board (4B)
- 1   Farmersville Economic Development Corporation Board (4A)
- 2   City Amenities Board
- 2   Main Street Board
- 2   Planning and Zoning Commission



Signature: Diane C Proko

Date: 5-22-2018

Please return your application to: City of Farmersville, Attention City Secretary, 205 South Main Street, Farmersville, TX 75442.

A copy of the City's Code of Ethics will be mailed to you upon being appointed to a board.

## Your Community Needs You!

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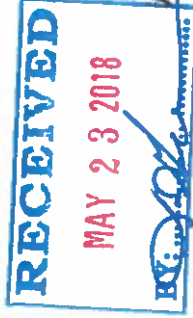
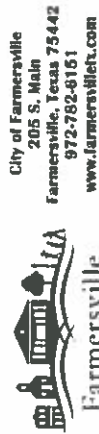
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## Application

Please return your application to City Hall

### City of Farmersville APPLICATION FOR APPOINTMENT TO BOARDS AND COMMISSIONS

Please type or print clearly in ink

Name: Jim Fay Home Phone: \_\_\_\_\_  
 Home Address: 211 College St Work Phone: \_\_\_\_\_  
 Cell Phone: 214-535-3121  
 Mailing Address: 211 College St Email Address: jim.fay@cityof farmersville.com  
 Are you a Farmersville resident? Please circle Yes or No If Yes, how long? 45 yr  
 Are you a registered voter? Please circle Yes or No  
 Are you in the Farmersville Independent School District? Please circle Yes or No  
 Occupation: Owner Employer: Fay Inc  
 State details of previous experience on any City Boards or Commissions (in any City):  
CITY COUNCIL - 14 yrs P&Z - 10 yrs  
4B - 3 yrs

List memberships in any civic organizations:

Rotary Club, F.V. Heritage Museum  
Chamber of Commerce

In Order of Preference from 1 through 8

If you do not wish to serve on a particular board please leave it blank.

_____	Building and Property Standards Commission
<u>3</u>	Farmersville Community Development Corporation Board (4B)
<u>2</u>	Farmersville Economic Development Corporation Board (4A)
_____	Library / Civic Center Board
_____	Main Street Board
_____	Parks and Recreation Board
<u>1</u>	Planning and Zoning Commission
_____	Senior Citizens Advisory Committee
_____	Texoma Housing Partners Board

Signature: Jim Fay Date: 5-23-18

Please return your application to: City of Farmersville, Attention City Secretary, 205 South Main Street, Farmersville, TX 75442.  
 A copy of the City's Code of Ethics will be mailed to you upon being appointed to a board.

# Application

Please return your application to City Hall

City of Farmersville

## APPLICATION FOR APPOINTMENT TO BOARDS AND COMMISSIONS

Please type or print clearly in ink

Name: Richard Holbrook Home Phone: (972) 784-6360  
Home Address: 1239 Willow Lane, Farmersville Work Phone: NONE  
Cell Phone: (972) 832-6261  
Mailing Address: 1239 Willow Lane, Farmersville Email Address: rhobrook1239@att.net  
Are you a Farmersville resident? Please circle: Yes or No If Yes, how long? 28  
Are you a registered voter? Please circle: Yes or No  
Are you in the Farmersville Independent School District? Please circle: Yes or No  
Occupation: Retired Teacher Employer: NA

State details of previous experience on any City Boards or Commissions (in any City):

Home Rule Commission

List memberships in any civic organizations:

In Order of Preference from 1 through 6

If you do not wish to serve on a particular board please leave it blank.

- 5 Building and Property Standards Commission
- 1 Farmersville Community Development Corporation Board (4B)
- 4 Farmersville Economic Development Corporation Board (4A)
- 6 City Amenities Board (*wife serves on this Board*)
- 2 Main Street Board
- 3 Planning and Zoning Commission



Signature: Richard L. Holbrook

Date: 05/24/2018

Please return your application to: City of Farmersville, Attention City Secretary, 205 South Main Street, Farmersville, TX 75442.

A copy of the City's Code of Ethics will be mailed to you upon being appointed to a board.

## Your Community Needs You!

If you have always wanted to be a part of the decision-making process in Farmersville, serving on one of the boards or commissions is a great way to get involved.

City government is built on the foundation of concerned and caring citizens becoming actively involved in local government. The members of the various boards and commissions help to shape the direction of Farmersville's future.

Each board or commission has a three year term, except where indicated otherwise, with two consecutive terms maximum. After two consecutive terms on a board/commission a member is eligible for re-appointment to the same board or commission after a one term lapse.

All appointees must subscribe to the City's Code of Ethics as adopted by ordinance. A copy of the Code of Ethics will be given to you upon receipt of your application.

Please complete and return the following Application for Appointment to City Boards and Commissions by indicating, in order of preference from 1-8, the boards or commissions you would most like to serve. Council will review all applications during the appointment process. If you would like a more detailed description of each board or commission, call City Hall 972-782-6151 for a copy of the handbook.

All applications are kept for one year so there will always be an available pool of interested citizens to fill vacancies that may arise during the year.

*The City Council makes appointments to boards and commissions as terms expire and vacancies become available.*

All appointees to the City of Farmersville boards, commissions or committees must be residents of the appropriate jurisdiction and must remain a resident of that jurisdiction for the term of office, and must subscribe to the Code of Ethics as adopted by ordinance. All appointees must be a qualified voter of the jurisdiction in which they reside.



City of Farmersville  
205 S. Main  
Farmersville, Texas 75442  
972-782-6151  
www.farmersvilletx.com

## Application

Please return your application to City Hall

### City of Farmersville APPLICATION FOR APPOINTMENT TO BOARDS AND COMMISSIONS

Please type or print clearly in ink

Name: BOB COLLINS Home Phone: 972.784.7371  
Home Address: 1150 CR 610 Work Phone: 908.468.2188  
Cell Phone: 972.571.5290  
Mailing Address: \_\_\_\_\_ Email Address: bcollins784@gmail.com  
Are you a Farmersville resident? Please circle Yes or No (X) No If Yes, how long? \_\_\_\_\_  
Are you a registered voter? Please circle Yes or No (X) Yes  
Are you in the Farmersville Independent School District? Please circle Yes or No (X) No  
Occupation: TAMU-C FACULTY Employer: TAMU-C  
State details of previous experience on any City Boards or Commissions (in any City):  
PREVIOUS EDC

List memberships in any civic organizations:

FARMERSVILLE ROTARY

In Order of Preference from 1 through 8

If you do not wish to serve on a particular board please leave it blank.

- \_\_\_\_\_ Building and Property Standards Commission
- \_\_\_\_\_ Farmersville Community Development Corporation Board (4B)
- 1 \_\_\_\_\_ Farmersville Economic Development Corporation Board (4A)
- \_\_\_\_\_ Library / Civic Center Board
- \_\_\_\_\_ Main Street Board
- \_\_\_\_\_ Parks and Recreation Board
- \_\_\_\_\_ Planning and Zoning Commission
- \_\_\_\_\_ Senior Citizens Advisory Committee
- \_\_\_\_\_ Texoma Housing Partners Board

Signature: [Signature] Date: 5.24.18

Please return your application to: City of Farmersville, Attention City Secretary, 205 South Main Street, Farmersville, TX 75442  
A copy of the City's Code of Ethics will be mailed to you upon being appointed to a board.



## Your Community Needs You!

If you have always wanted to be a part of the decision-making process in Farmersville, serving on one of the boards or commissions is a great way to get involved.

City government is built on the foundation of concerned and caring citizens becoming actively involved in local government. The members of the various boards and commissions help to shape the direction of Farmersville's future.

Each board or commission has a three year term, except where indicated otherwise, with two consecutive terms maximum. After two consecutive terms on a board/commission a member is eligible for re-appointment to the same board or commission after a one term lapse.

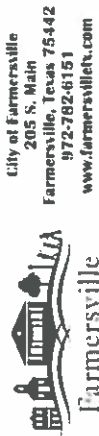
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All applications are kept for one year so there will always be an available pool of interested citizens to fill vacancies that may arise during the year.

The City Council makes appointments to boards and commissions as terms expire and vacancies become available.

All appointees to the City of Farmersville boards, commissions or committees must be residents of the appropriate jurisdiction and must remain a resident of that jurisdiction for the term of office, and must subscribe to the Code of Ethics as adopted by ordinance. All appointees must be a qualified voter of the jurisdiction in which they reside.



City of Farmersville  
205 S. Main  
Farmersville, Texas 75442  
972-782-6151  
www.farmersvilletx.com



## Application

Please return your application to City Hall

City of Farmersville  
APPLICATION FOR APPOINTMENT TO BOARDS AND COMMISSIONS  
Please type or print clearly in ink

Name: Rachel Crist Home Phone: 409-396-8645  
Home Address: 1011 Westgate Dr Work Phone: 409-277-3402  
Cell Phone: 409-396-8645  
Mailing Address: same Email Address: racrist@gmail.com  
Are you a Farmersville resident? Please circle Yes or No Yes If Yes, how long? all my life  
Are you a registered voter? Please circle Yes or No Yes  
Are you in the Farmersville Independent School District? Please circle Yes or No Yes  
Occupation: Paralegal / Prop Manager Employer: Saraya PLLC  
State details of previous experience on any City Boards or Commissions (in any City):  
none

List memberships in any civic organizations:

Collin County Teen Court  
Foster Friends of Collin County

In Order of Preference from 1 through 8

If you do not wish to serve on a particular board please leave it blank.

<u>1</u>	Building and Property Standards Commission
<u>4</u>	Farmersville Community Development Corporation Board (4B)
<u>5</u>	Farmersville Economic Development Corporation Board (4A)
<u>7</u>	Library / Civic Center Board
<u>2</u>	Main Street Board
<u>3</u>	Parks and Recreation Board
<u>8</u>	Planning and Zoning Commission
<u>6</u>	Senior Citizens Advisory Committee
<u>8</u>	Texas Housing Partners Board

Signature

Rachel Crist Date: 5-15-18

Please return your application to City of Farmersville, Attention City Secretary, 205 South Main Street, Farmersville, TX 75442  
A copy of the City's Code of Ethics will be mailed to you upon being appointed to a board.



## Application

Please return your application to City Hall

### City of Farmersville

#### APPLICATION FOR APPOINTMENT TO BOARDS AND COMMISSIONS

Please type or print clearly in ink

Name: Jennifer Files Home Phone 817-274-1444  
Home Address: 1018 Tanglewood Ln Work Phone 972-782-8192  
Cell Phone 817-865-2664  
Mailing Address: P.O. Box 122 Email Address: jenniferfiles@bellsouth.net

Are you a Farmersville resident? Please circle: Yes or No No If Yes, how long? \_\_\_\_\_

Are you a registered voter? Please circle: Yes or No No

Are you in the Farmersville Independent School District? Please circle: Yes or No No

Occupation: Cosigner of Main St. Antiques Employer: Main St. Antiques/Candy

State details of previous experience on any City Boards or Commissions (in any City):

Helped start Farmers + Flea Market Kitchen  
inception - served for 2 yrs - also  
worked to get city to be great for Candy

List memberships in any civic organizations:

Serve on MT Committee through Kitchen  
Chamber of Commerce + Chamber member

In Order of Preference from 1 through 8

If you do not wish to serve on a particular board please leave it blank.

- \_\_\_\_\_ Building and Property Standards Commission
- \_\_\_\_\_ Farmersville Community Development Corporation Board (4B)
- \_\_\_\_\_ Farmersville Economic Development Corporation Board (4A)
- \_\_\_\_\_ Library / Civic Center Board
- ☒ Main Street Board
- \_\_\_\_\_ Parks and Recreation Board
- \_\_\_\_\_ Planning and Zoning Commission
- \_\_\_\_\_ Senior Citizens Advisory Committee
- \_\_\_\_\_ Texoma Housing Partners Board

Signature Jennifer Files Date 5/16/18

Please return your application to: City of Farmersville, Attention City Secretary, 205 South Main Street, Farmersville, TX 75442  
A copy of the City's Code of Ethics will be mailed to you upon being appointed to a board.



# Application

Please return your application to City Hall

## City of Farmersville

### APPLICATION FOR APPOINTMENT TO BOARDS AND COMMISSIONS

Please type or print clearly in ink

Name: Tonya Mercer Home Phone: 972-832-5588  
Home Address: 3500 N Hwy 78 Fville 75442 Work Phone: 972-784-7800  
Cell Phone: 972-832-5588  
Mailing Address: 3500 N. Hwy 78 Fville 75442 Email Address: tonyamercer@remax.net  
Are you a Farmersville resident? Please circle: Yes or No If Yes, how long? \_\_\_\_\_  
Are you a registered voter? Please circle: Yes or No  
Are you in the Farmersville Independent School District? Please circle: Yes or No  
Occupation: Realtor Employer: Remax Country Northeast

State details of previous experience on any City Boards or Commissions (in any City):

I have not been on any City boards - but I have been the President + Treasurer of the Farmersville Chambers + the Farmersville Rotary club. I've been the Board w/ C.D.P + C.A.F.P.

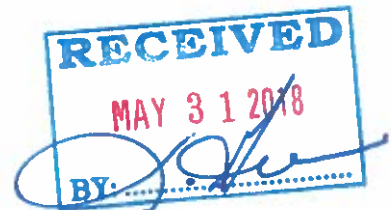
List memberships in any civic organizations:

Farmersville Chambers, Farmersville Rotary, C.D.P + C.A.F.P

In Order of Preference from 1 through 6

If you do not wish to serve on a particular board please leave it blank.

- 1 Building and Property Standards Commission
- 3 Farmersville Community Development Corporation Board (4B)
- 2 Farmersville Economic Development Corporation Board (4A)
- City Amenities Board
- 1 Main Street Board
- 4 Planning and Zoning Commission



Signature: Tonya L Mercer

Date: 5/24/18

Please return your application to: City of Farmersville, Attention City Secretary, 205 South Main Street, Farmersville, TX 75442.

A copy of the City's Code of Ethics will be mailed to you upon being appointed to a board.

Agenda Section	Regular Agenda
Section Number	VI.C
Subject	Consider, discuss and act upon the assignment of Council liaisons to City boards and commissions.
To	Mayor and Council Members
From	Ben White, City Manager
Date	June 12, 2018
Attachment(s)	Council liaison list
Related Link(s)	<a href="http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php">http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php</a>
Consideration and Discussion	City Council discussion as required.
Action	<ul style="list-style-type: none"> <li>• Motion/second/vote <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Approve with Updates</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Move item to another agenda. _____</li> <li>• No motion, no action</li> </ul>



## City Council Liaisons

<b><i>New Positions (2017-2018)</i></b>	
<b>Councilmember</b>	<b>Board/Commission</b>
Diane Piwko	City Amenities
Mike Hurst	FEDC (4A)
Craig Overstreet	Planning & Zoning Commission
Todd Rolen	FCDC (4B)
Michael Hesse	School Board
Donny Mason	Building & Property Standards, Main Street

<b><i>Current Positions (2018-2019)</i></b>	
<b>Councilmember</b>	<b>Board/Commission</b>
Randy Rice	
Mike Hurst	
Craig Overstreet	
Todd Rolen	
Michael Hesse	
Donny Mason	

### **Boards and Commissions:**

FEDC (4A)

FCDC (4B)

Building & Property Standards

Planning & Zoning Commission

City Amenities Board

Main Street Board

Agenda Section	Regular Agenda
Section Number	VI.D
Subject	Consider, discuss and act upon Resolution #R-2018-0612-001 regarding signatories for all accounts for the City with the First National Bank of Trenton, Farmersville Branch.
To	Mayor and Council Members
From	Ben White, City Manager
Date	June 12, 2018
Attachment(s)	Resolution #R-2018-0612-001
Related Link(s)	<a href="http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php">http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php</a>
Consideration and Discussion	City Council discussion as required.
Action	<ul style="list-style-type: none"> <li>• Motion/second/vote <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Approve with Updates</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Move item to another agenda. _____</li> <li>• No motion, no action</li> </ul>

**CITY OF FARMERSVILLE  
RESOLUTION #R-2018-0612-001**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS, DESIGNATING SIGNATORIES FOR ALL ACCOUNTS FOR THE CITY OF FARMERSVILLE WITH FIRST NATIONAL BANK OF TRENTON, FARMERSVILLE BRANCH, AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, certain persons who were previously designated as signatories for City of Farmersville Accounts with First National Bank of Trenton, Farmersville Branch, no longer occupy the positions that gave rise to such designation;

**WHEREAS**, it is necessary to designate new signatories and re-designate certain existing signatories for City of Farmersville Accounts with First National Bank of Trenton, Farmersville Branch;

**NOW, THEREFORE, BE IT RESOLVED AND ORDERED BY THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS, THAT:**

**Section 1: FINDINGS INCORPORATED**

All of the above premises are found to be true and correct factual and legislative determinations of the City of Farmersville and are hereby approved and incorporated into the body of this Resolution as if copied in their entirety.

**Section 2: PERSONS DESIGNATED**

The following persons are designated, or re-designated, as signatories for the City of Farmersville accounts with First National Bank of Trenton, Farmersville Branch:

Randy Rice;  
Michael Hesse;  
Paula Jackson; and  
Sandra Green

The rights of all other persons previously designated as signatories for the City of Farmersville accounts with First National Bank of Trenton, Farmersville Branch and not designated or re-designated herein are hereby immediately repealed and revoked in all regards.

**Section 3: COMPLETION OF REQUIRED FORMS**

The above-named signatories are authorized to complete the forms and provide such information as may be required by First National Bank of Trenton, Farmersville Branch, in the presence of the appropriate banking officer.

**Section 4: TWO SIGNATURES REQUIRED**

Any two of the above-named signatories are required on each check written on City of Farmersville accounts.

**Section 5: REPEAL OF PREVIOUS DESIGNATIONS**

All previous designations of signatories for the City of Farmersville accounts with First National Bank of Trenton, Farmersville Branch are hereby rescinded and repealed and any designation or authorization granted to any person not identified herein to act on behalf of the City of Farmersville is hereby immediately rescinded, repealed and revoked.

**Section 6: EFFECTIVE DATE**

This Resolution shall take effect immediately upon its passage and shall remain in effect until written notice shall be delivered to First National Bank of Trenton, Farmersville Branch that this Resolution has been amended, modified, repealed or replaced.

**DULY PASSED** by the City Council of the City of Farmersville on this 12<sup>th</sup> day of June, 2018.

**APPROVED:**

\_\_\_\_\_  
Randy Rice, Mayor

**ATTEST:**

\_\_\_\_\_  
Sandra Green, City Secretary

Agenda Section	Regular Agenda
Section Number	VI.E
Subject	Consider, discuss and act upon appointment of new member to the North Texas Municipal Water Board.
To	Mayor and Council Members
From	Ben White, City Manager
Date	June 12, 2018
Attachment(s)	Letter from NTMWD
Related Link(s)	<a href="http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php">http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php</a>
Consideration and Discussion	City Council discussion as required.
Action	<ul style="list-style-type: none"> <li>• Motion/second/vote <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Approve with Updates</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Move item to another agenda. _____</li> <li>• No motion, no action</li> </ul>



## NORTH TEXAS MUNICIPAL WATER DISTRICT

*Regional Service Through Unity*

April 5, 2018

Mr. Ben White, City Manager  
City of Farmersville  
205 South Main Street  
Farmersville, Texas 75442

RE: NTMWD BOARD MEMBER APPOINTMENT

Dear Mr. White:

The current term of office for some of the Directors of the North Texas Municipal Water District (NTMWD) Board will end in May. Please accept this as is your official notification that Mr. Wayne May's current term as an NTMWD Board Director will expire on May 31, 2018. The City Council has the option to either reappoint Mr. May or appoint a new Director to serve the term from June 1, 2018, to May 31, 2020.

The NTMWD appreciates the service Mr. May has provided to the NTMWD. He was appointed by the City of Farmersville in 2015 and currently serves on the Solid Waste and Personnel Committees.

In accordance with the statute creating the District (Article 8280-141), the qualifications of a Director include the following: "No person shall be appointed a Director unless he resides in and owns taxable property in the city from which he is appointed. No member of a governing body of a city, and no employee of a city, shall be appointed as a Director." Under other state law, no other public official that receives compensation could be appointed. A list of roles and responsibilities of an NTMWD Board member is enclosed for reference.

Please notify my office in writing once the City Council has appointed a Director for the new term. Should you have any questions or need additional information, please do not hesitate to contact my office.

Sincerely,

  
THOMAS W. KULA  
Executive Director

TWK/mcf

Enclosure

cc: Mr. Wayne May  
Ms. Sandra Green, City Secretary



## **NTMWD BOARD OF DIRECTORS ROLES AND RESPONSIBILITIES**

The North Texas Municipal Water District (NTMWD) Board of Directors serves as the governing body of NTMWD. The Board of Directors guides the NTMWD towards a sustainable future by adopting sound governance and financial management policies and ensuring adequate resources to meet the region's needs. The Board has a responsibility to provide guidance to management and staff and ensure operations run smoothly and in accordance with the law. Some specific responsibilities of the Board of Directors include:

- Establish and support the NTMWD mission and purpose
- Select and evaluate the Executive Director/General Manager
- Set policies and ensure effective planning
- Ensure adequate financial resources
- Monitor and strengthen essential programs and services
- Protect assets and provide proper financial oversight
- Ensure legal and ethical integrity
- Enhance the organization's public standing

The Board of Directors meets monthly – generally on the 4<sup>th</sup> Thursday of each month. This schedule may be adjusted due to holidays. The Board of Directors also meets in Special Workshops semi-annually for long-term planning as well as on an as-needed basis for other purposes.

Each Board member serves on at least two standing Committees, such as:

- Water
- Wastewater
- Solid Waste
- Finance/Audit
- Personnel
- Insurance

Directors may also serve on the Legislative Committee, Special Purposes Committees as needed, and the Chairman of each Committee serves on the Policy Committee.

Agenda Section	Regular Agenda
Section Number	VI.F
Subject	Consider, discuss and act upon the purchase of OpenGov software.
To	Mayor and Council Members
From	Ben White, City Manager
Date	June 12, 2018
Attachment(s)	None
Related Link(s)	<a href="http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php">http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php</a>
Consideration and Discussion	<ul style="list-style-type: none"> <li>• Presentation of OpenGov (at meeting)</li> <li>• City Council discussion as required.</li> </ul>
Action	<ul style="list-style-type: none"> <li>• Motion/second/vote <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Approve with Updates</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Move item to another agenda. _____</li> <li>• No motion, no action</li> </ul>



Agenda Section	Regular Agenda
Section Number	VI.G
Subject	Consider, discuss and act upon issues surrounding property at 607 Waterford Street.
To	Mayor and Council Members
From	Ben White, City Manager
Date	June 12, 2018
Attachment(s)	None
Related Link(s)	<a href="http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php">http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php</a>
Consideration and Discussion	City Council discussion as required.
Action	<ul style="list-style-type: none"> <li>• Motion/second/vote <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Approve with Updates</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Move item to another agenda. _____</li> <li>• No motion, no action</li> </ul>

## **VII. WORKSHOP**

# **CITY OF FARMERSVILLE, TEXAS**

## **PLANNING STUDIES**

**2017 - 2027**

**Population Analysis**

**Housing Study**

**Land use**

**Water System Study**

**Wastewater System Study**

**Drainage System Study**

**Street System Study**

**Economic Development**

**Recreation and Open Space**

**Central Business District**

**Capital Improvements Plan**

**Funding Sources**

**Prepared for the City Council of**

**Farmersville, Texas**

**January 2018**

**Prepared on behalf of the City by**



**Austin, Texas**

## **Acknowledgments**

This planning effort on behalf of the residents of Farmersville was funded by a grant from the Texas Community Development Block Grant Program and by local matching funds from the City of Farmersville. This document is intended to provide guidance for the City's future. Many people provided information during the development of this plan including:

Members of the City Council,

City Staff

&

Citizens of Farmersville

The Texas Department of Agriculture in conjunction with the United States Department of Housing and Urban Development furnished financial support to the activity described in this publication which does not necessarily indicate the concurrence of the Texas Department of Agriculture or of the United States Department of Housing and Urban Development with the statements or conclusions contained in this publication



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# 1 INTRODUCTION

Farmersville is a city characterized by a rich history and small-town feel. Residents enjoy the accessibility to large employment centers along with the amenities offered by the city's rural setting. The City's investments in its quality of life – including a revitalized downtown, Chaparral Trail, parks and pedestrian amenities – diverse economy, and high-quality schools are helping to draw new residents and visitors alike. With the planned development of a Collin County Community College campus located along the western edge of Farmersville along with new housing and employment opportunities, the City of Farmersville can expect many changes over the coming years.

## 1.1 Comprehensive Planning

A comprehensive plan is a document that articulates a vision for the future of a community and outlines a set of goals, objectives, and actions to achieve the desired vision. It provides guidance to city staff, leaders, decision makers, property owners, businesses, developers, and residents in the choices and decisions they make.

A comprehensive plan:

- Provides detailed information about what a city looks like and how it functions;
- Articulates a vision of how residents and other community members want the city to grow as it looks to the future;
- Identifies specific goals and actions to help achieve the vision;
- Provides a framework for policy decisions and physical development;
- Covers a long-term time frame of 10 to 20 years; and
- Is integrated with other planning documents, studies, and initiatives carried out by the city and region.



Although Texas' cities are not required by Texas Statute to adopt comprehensive plans, comprehensive plans do provide legal and political support for zoning, subdivision, and other city development processes. A comprehensive plan defines a city's reasons for adoption and implementation of land use regulations and provides information for budgeting, capital improvements programs, and other regulatory documents of the city.

Just as important as the planning document itself is the process by which it is made. Workshops, discussions, and meetings in which community members reflect on their needs and desires for the future, help to provide the vision and direction for the plan. Bringing community members together to discuss the issues affecting their city can bring new issues to light that residents were unaware of while also creating consensus among those members of the community.

Once complete, a comprehensive plan represents not only a sophisticated set of data about a city but also a set of priorities and specific projects established by the community that the city's leadership can use to move the city into the future.

## 1.2 Farmersville Comprehensive Plan Workbook

The City of Farmersville received funding in 2015 from the Texas Department of Agriculture's Office of Rural Affairs to conduct planning activities including base studies and maps (population, housing, and land use), infrastructure studies and maps (including water, sewer, drainage, and streets), and other studies including thoroughfares, economic development, and parks and recreation. The planning activities are funded through federal money allocated to the State of Texas through the U.S. Department of Housing and Urban Development and specifically earmarked by the Texas Department of Agriculture for funding planning activities.

The planning activities resulted in a workbook that provides information that will inform an update to Farmersville's 2013 Comprehensive Plan. Information from this workbook document intended to be used in the final version of the Farmersville Comprehensive Plan may be replaced, appended, or changed based on more relevant information

The following plan can be read in different ways:

1. Each chapter presents detailed background data, general information about the topics covered, and a discussion of recommended activities. Those who are interested in the details of a topic should read the chapter covering that topic from beginning to end.



2. For those who are more interested in the recommended projects than the detailed analysis, an implementation table at the end of each chapter contains a list of all recommended projects.
3. A master implementation table summarizing the projects located at the end of all chapters will be provided in *Chapter 14: Strategic Implementation Plan*. The implementation table derives from data collected from each planning study, engineering analysis, planning analysis, and public input collected through workshops, interviews, and written surveys.

### 1.3 Community Goals and Objectives

Community goals and objectives guide the actions recommended throughout the Comprehensive Plan. Farmersville residents' goals and objectives were developed through public hearings, presentations, and interviews. On June 1, 2017 Farmersville held a planning workshop at City Hall. The purpose of the workshop was to identify, organize, and analyze goals and objectives for the community. The conclusions from the workshop can be expressed as a community vision statement that describes residents' hopes for what Farmersville might be like in 2027.

#### **CITY OF FARMERSVILLE VISION STATEMENT**

Farmersville seeks to build on its rich history of community connections and retain its small town feel while looking forward to a future of responsible commercial and residential growth and revitalization. The city strives to offer a variety of housing types and jobs built around a culture of an active, healthy, family-friendly lifestyle where residents have many natural area recreation opportunities in their day-to-day living.





The planning workshop gathered information from Farmersville residents using an effective, established process known as the Goals Grid Method.<sup>1</sup> The following questions were presented to those in attendance:

1. What are you trying to achieve?
2. What are you trying to preserve?
3. What are you trying to avoid?
4. What are you trying to eliminate?

Residents responded as follows:

## **PRESERVE/ACHIEVE**

### **Capital Improvements to Water/Sewer**

- Upgrade existing wastewater treatment plants and make plans for additional plant to accommodate future growth
- Address infiltration of wastewater lines through repair and replacement
- Improve water distribution network

### **More housing choices**

- More housing types including smaller single-family homes, duplexes, townhomes and apartments
- Housing aimed at students and seniors
- More rental housing
- Apply for HOME program
- Housing that is affordable to all segments of the population
- More housing in downtown, above existing stores

### **Land Use**

- Focus on infill development

<sup>1</sup> Nichols, Fred (2000) The Goals Grid: A Tool for Clarifying Goals and Objectives

- Increased parking behind police station
- Need medical facilities including more medical offices – particularly optometrist – and a possible urgent/emergency care
- Build along Farmersville Parkway – undeveloped area next to old cotton mill, cotton mill itself – with mixed-use housing and commercial uses.
- Keep commercial areas near downtown and along commercial corridors such as 380 and 78

### **Economic Development**

- Draw more people to downtown through more retail and activities that draw people at night
- Host more youth sporting events at Spain Complex and more community events downtown and at the Onion Shed
- Utilize Chaparral Trail to draw more fitness oriented people to city and downtown
- Add hotel or Bed & Breakfast downtown
- Add ecologically friendly light industrial and manufacturing facilities to east side of town

### **Increase park space and increase maintenance of City parks**

- Ensure close relationship between City and ISD for park access
- Hold tournaments at Spain complex to attract more people to city for events
- Add swimming pool
- Make updates to Spain complex
- Add restrooms, ADA accessibility, concession, more lighting
- More parking – temporary parking possibly
- Double-size of the Spain complex and add soccer fields
- Add small playground at Spain Complex
- Improve boat ramp access at South Lake Park
- Create motor-home parking for Texas Snowbirds at Southlake Park



- Add showers at Chaparral Trailhead
- City Park needs toddler swings
- Expand events held at Southlake Park

### **Streets/Drainage**

- Street conditions need improvement in areas around popular destinations, like Spain complex
- Eastern section of city, streets are in poorer condition
- Need to ensure easy access to US 380
- Need a pedestrian pathway from 380 to downtown

### **AVOID/ELIMINATE**

#### **Housing Concerns**

- Limited housing stock
- Dilapidated homes

#### **Economic Development**

- Vacant retail shops
- Big box retail
- Growth that is not in-line with the character of the city

#### **Quality of Life/Infrastructure Concerns**

- Loss of small town charm and character
- Presence of trash and junk on private property and in public right of way gives the City a bad image
- Some City maintained roads in poor condition
- Water and sewer system leaks and breaks



## **1.4 Implementation: Goals & Objectives Framework**

The results of the Goals Grid Method were used in conjunction with field work and background research to define specific implementation plans for each area of the Comprehensive Plan. Each implementation plan contains long-term goals and specifically defined objectives, timelines, involved parties, and estimated costs.

## **1.5 Commitment to Fair Housing**

In recognition of fair housing as important to all aspects of community planning, these studies include analyses of protected classes in Farmersville and of how Farmersville policies, procedures, and investments impact protected classes in the city.



## 2 POPULATION ANALYSIS

Comprehensive plans include estimates of current and future population because the size and rate of a community's growth affects planning for community facilities and services. Information for the population analysis comes from the United States Census Bureau, from the Texas State Data Center, and from a survey of the community's occupied houses.

### 2.1 Highlights

Farmersville was founded in 1849 as a settlement on the Jefferson-McKinney Road, and named for the occupation of its founders.<sup>2</sup> The city was incorporated in 1873. Since its founding, Farmersville has steadily gained population – though that growth is marked by a decade of population loss, between 1940 and 1950 – to reach a current level of 3,870 residents. This current population estimate is based on the growth of the county as a whole, a count of housing units within the city, a counting of residents in assisted living facilities, and the 2010 Census average household size of 2.74 residents. The City believes that the number of inhabitants – which includes all those residing within the city limits – is likely higher than the estimate found in the American Communities Survey and generated from this study. In addition, the City believes it is likely that the 2010 Census data for average household size likely undercounts this data point by failing to account for hard to survey inhabitants.

This study provides two population projections: one based on past levels of growth and Collin County's projected growth, and the other based on confirmed or proposed housing development over the next few years. Based upon proposed housing units within the city limits, Farmersville is projected to reach a population of 5,600 by 2027; using the Collin County Mobility Plan growth rate, Farmersville's population is projected to reach approximately 6,860 residents by 2027.

Table 2A: Population 1960 - 2010

Year	Farmersville	Collin County	State of Texas
1960	2,021	41,247	9,579,677

<sup>2</sup> Texas State Historical Association. <http://www.tshaonline.org/handbook/online/articles/hgm01>



1970	2,311	66,920	11,196,730
1980	2,360	144,576	14,229,191
1990	2,640	264,036	16,986,540
2000	3,118	491,675	20,851,820
2010	3,301	782,341	25,145,561
2017 (estimate)	3,870	944,366 <sup>3</sup>	26,956,435 <sup>4</sup>

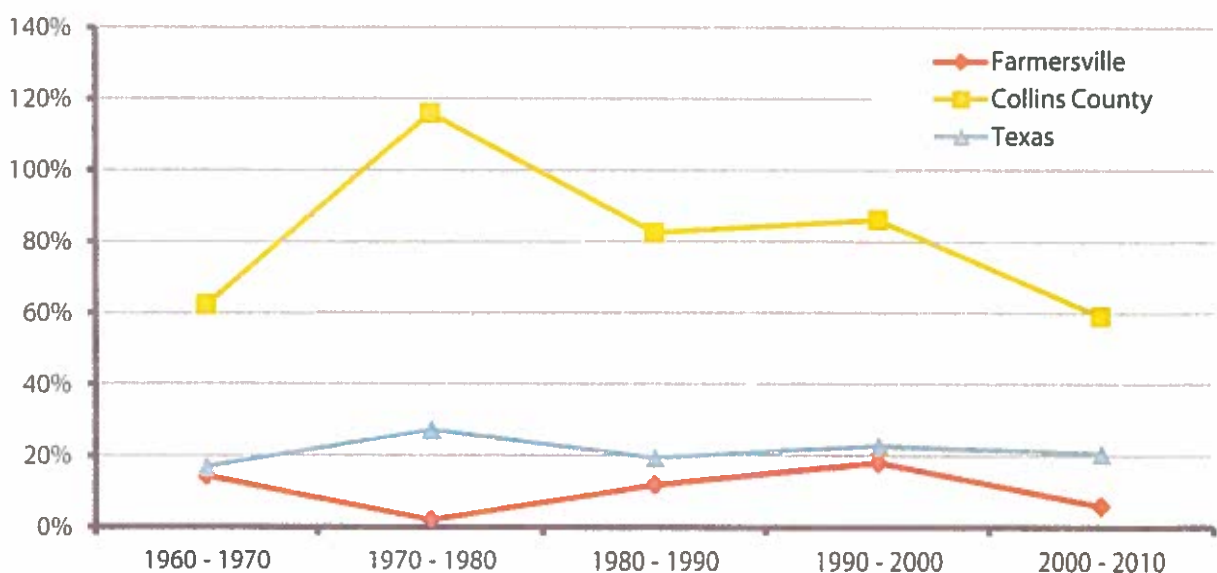
Between 2000 and 2010, the age distribution of Farmersville's residents remained quite stable, with a slight increase in the population aged 45-64 years and a slight decrease in the senior population. Farmersville is 79% White and 8% African-American with 24% of residents identifying as Hispanic/Latino. While the Hispanic/Latino population of Farmersville is greater than that of the county, the county has a significant Asian population that is not present in Farmersville.

## 2.2 Conditions & Forecast

### POPULATION COUNTS

According to US Census counts, Farmersville's population has grown steadily since its founding, as has the population of Collin County.

Chart 2A: Population Change 1960 – 2010 (percent change)



<sup>3</sup> Based on Texas Demographic Center January 2016 estimates

<sup>4</sup> Based on American Communities Survey 2016 estimates



## RACE AND ETHNICITY

As shown in *Table 3B* (next page), Farmersville has a smaller minority population than Collin County, but a higher Hispanic/Latino population. By U.S. Census definitions, racial minorities include all non-white residents, while ethnicity is defined as Hispanic/Latino or non-Hispanic/Latino. Hispanic/Latino residents comprise 24% of the population, and racially non-White residents comprise 21% of the population. The minority population in Farmersville has increased since 2000 primarily due to the increase in the Hispanic/Latino population, those residents identifying as Other, and to a lesser extent the Asian and American Indian population. At the same time the White population has decreased in percentage and the African-American population has declined both in percentage and in overall residents.

As shown on *Map 3A: Population Distribution 2017 and 2027* and discussed further in *Chapter 3A: Housing*, the City of Farmersville has no areas of high minority concentration. An "Area of High Minority Concentration" is defined by the State of Texas as "a census block group that consists of 65% or more of minorities. Minorities include all racial and ethnic population groups other than 'White, non-Hispanic (Anglo)'". Census data is not available to map the locations of other protected classes for towns with fewer than 20,000 residents.

Additional population composition data is included in *Appendix 3A: Project Beneficiaries*.

**Table 2B: Population by Race & Ethnicity, 2000 – 2010**

Characteristic	Farmersville				Collin County	
	2000 Number	%	2010 Number	%	2010 Number	%
<b>Total Population</b>	<b>3,118</b>	<b>100%</b>	<b>3,301</b>	<b>100%</b>	<b>782,341</b>	<b>100%</b>
<b>Race</b>						
White	2,569	82%	2,597	79%	560,036	72%
Black or African American	315	10%	279	8%	66,387	8%
American Indian, Alaskan Native	13	0%	32	1%	4,448	1%
Asian	2	0%	21	1%	87,752	11%
Native Hawaiian / Other Pacific Islander	0	0%	0	0%	448	0%
Other	165	5%	281	9%	40,087	5%
Two or More Races	54	2%	91	3%	23,183	3%
<b>Ethnicity</b>						
Hispanic or Latino	503	16%	800	24%	115,354	15%
Not Hispanic or Latino	2,615	84%	2,501	76%	666,987	85%

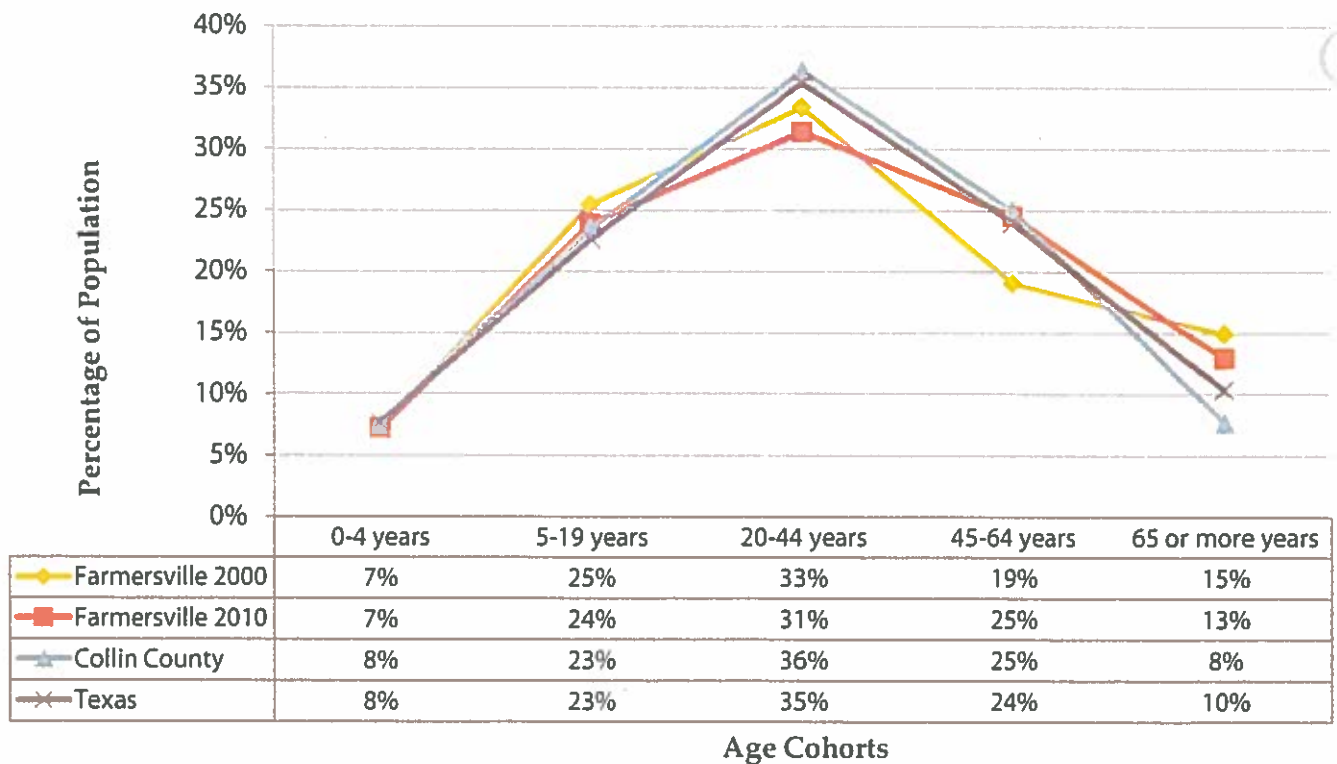
*Note: figures may be rounded to next whole number*

*Source: U.S. Census Bureau.*

## AGE

Since 2000, Farmersville's population has gained residents in only two age groups, young children and middle-aged adults, with middle-aged adults (45-64 years of age) representing the only cohort to experience significant growth (216 residents accounting for an increase from 19% to 25% of the population). The remaining cohorts experienced the following: 1) seniors – whose actual numbers declined during that time period – dropped their percentage of the population from 15% down to 13%; 2) older children went from 793 to 790 residents and dropped from 25% to 24% of the population; and 3) young adults who dropped from 33% to 31% of the population. Compared with the age distribution of Texas as a whole, Farmersville's age distribution is similar, differing from the state in having a slightly higher percentage of seniors.

Chart 2B: Population by Age Group, 2000 – 2010



Source: 2000 and 2010 Census of Population and Housing, Summary Population and Housing



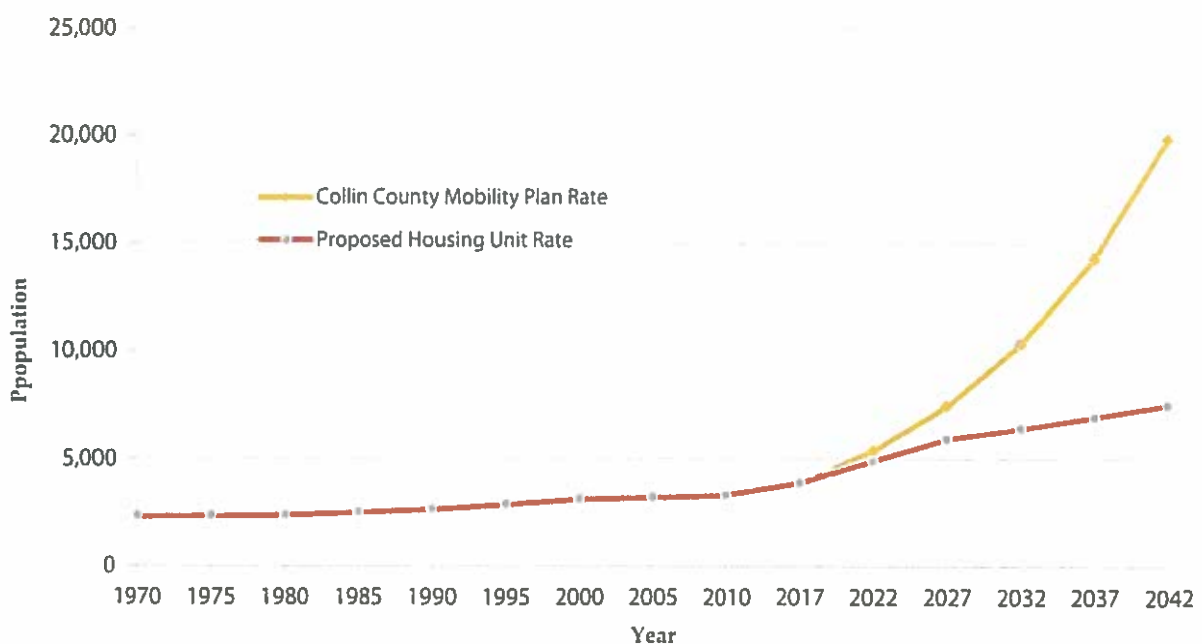


## POPULATION PROJECTION

Population projections are used to make federal, state, and local funding decisions about facilities such as highways, sewage treatment plants, and schools.

Because Farmersville is located within Collin County – one of the fastest growing counties in the country – it is likely that future growth will far outpace the rate of growth experienced by the City in the past few decades. Several new housing developments within the city limits, totaling approximately 740 units, are proposed for the planning period, and even more units may be developed in that time. This study provides a population projection based upon these proposed units and an assumed continued level of future development. In addition, this study provides an even more aggressive population projection based upon the 2016 Collin County Mobility Plan Update, which utilizes a compound annual growth rate of 6.76%.<sup>5</sup> **The proposed housing unit growth scenario projects Farmersville's population for 2027 at 5,900 residents, while the more aggressive Mobility Plan growth scenario projects 7,440 residents at the end of the planning period.** It is recommended that the City revisit its population projections every year to incorporate growth brought on by residential development. Map 3A shows the expected locations of Farmersville's population in 2027.

Chart 2C: Farmersville Population 1970 - 2042



<sup>5</sup> [http://www.collincountytx.gov/mobility/Documents/mobility\\_plan/2016AddendumCCMobilityPlan.pdf](http://www.collincountytx.gov/mobility/Documents/mobility_plan/2016AddendumCCMobilityPlan.pdf), p.17

## 2.3 Appendix 2A: Project Beneficiaries

Table 2A.1 contains information required by the U.S. Department of Housing and Urban Development in the fulfillment of this planning grant. The numbers detailed for project beneficiaries below may not correspond exactly to the numbers presented in Table 2B above. That is because HUD grant programs generally require at least a 51% low to moderate community income level to qualify for funding, but income levels are not collected from all Census respondents. Census income levels are derived from a 1-in-6 sample and weighted to represent the total population. Race beneficiary numbers are then mathematically derived to correspond to income beneficiary numbers. When Census income level estimates seem too high, supplementary door-to-door surveys are conducted in communities to verify a 51% low to moderate income level. Because the income tabulation is slightly different for the grant application, the resulting numbers generally do not correspond to the 100% population samples that are represented in Table 2A.1.

**Table 2A.1: Beneficiary Report**

Total Project Beneficiaries 3,140 Male 1,500 Female 1,640

Race	Non-Hispanic	Hispanic Ethnicity also	Total
White	2,194	351	2,545
Black/African American	46	0	46
Asian	0	0	0
American Indian/Alaskan Native	0	0	0
Native Hawaiian/Other Pacific Islander	0	0	0
American Indian/Alaskan Native & White	23	5	28
Asian & White	0	0	0
Black/African American & White	6	1	7
American Indian/Alaskan Native & Black/African American	0	0	0
Other Multi-Racial	15	499	514
		<b>Grand Total</b>	<b>3,140</b>



Income Level	No. of Persons
Very Low (at or below 30% of the AMFI)	N/A
Low (31-50% of the AMFI)	N/A
Moderate (51-80% of the AMFI)	N/A
Non-Low/Moderate (above 80% of AMFI)	1,525
<b>Total</b>	<b>3,140</b>
Subtotal – All Low/Mod	1,615
Percent Low/Mod	51.43%

## 2.4 Appendix 2B: Population Forecast

Population estimates identify changes to the city's population and provide a benchmark to guide population projections and forecasts. The Texas State Data Center periodically issues population estimates for all incorporated places in the state, and the Center's system provides a baseline for the estimate produced as part of this study. The Center uses a combination of the symptomatic, cohort component and housing unit methods to calculate estimates and projections. Descriptions of these methods are as follows:

- The **Ratio-Correlation Method** is based on factors such as county-level birth and death data, public and private school enrollment, voter registration and vehicle registration. The method utilizes multiple regression techniques with the ratio of variable values for adjacent time periods rather than simply the variable values themselves being used as independent and dependent variables.
- The **Cohort-Component Method** bases its calculations on each age group, or cohort, used in the census process. Projections rely on data that describe county-level birth and death rates and elementary school enrollments.
- The **Housing Unit Method** employs the formula  $P = (H * PPH) + GQ$ . Where P = total population, H = occupied housing units, PPH = average number of persons per household,



and GQ = population in group quarters. The Texas State Data Center's housing unit method also considers building permit and demolition data in cities and counties that issue building permits. For cities and counties that do not issue building permits, the TSDC estimates housing changes using Census estimates and housing changes in nearby areas to arrive at a projection.

The TSDC produces three possible growth patterns that project population based on different assumed migration patterns. These include a projection that assumes no growth because in-migration and out-migration are equal (0.0); a pattern that assumes half the growth the county experienced between 2000 and 2010 (0.5); and a pattern that assumes the same growth as the county experienced from 2000 to 2010 (1.0). For Farmersville the 0.5 Scenario was selected. That scenario was modified with an updated housing unit count and a linear regression model that projects future growth based on historical growth patterns. Regression analysis can be used to compensate for short-term changes in population trends by assessing a locality's growth over its entire history.

Additional factors that were considered when adjusting TSDC's County-level data to forecast Farmersville's future population, included:

- Farmersville 2015 population estimate
- Public facilities
- Location along routes to employment centers
- Ability to annex surrounding areas located in the ETJ
- Expected new subdivisions/developments

## 3 HOUSING STUDY

The Housing Study analyzes the location and condition of Farmersville's housing stock. It identifies the various types of housing, including multifamily (apartments, duplexes, etc. and government-funded units), single-family (the typical house), and mobile/manufactured homes, and examines fair housing-related characteristics of the city's housing stock. The study lists particular issues that need to be addressed, actions the City should take, and resources available for improving local housing.

### 3.1 Highlights

The city's housing supply is relatively limited. Vacancy rates, according to the 2015 American Community Survey, are at 10.9%<sup>6</sup> though a windshield survey of the city conducted in early 2017 found a vacancy rate of 4.2%. This study uses an average of those two numbers to arrive at an estimated vacancy rate of 7.5%. Multi-family housing, which accounts for roughly 15% of units in the city, is available for both seniors and families. One large complex, the Oak Grove apartments – which contained 24 income-restricted units – was closed in March after the owners went into foreclosure. A foreclosure sale for the complex is expected in June, 2017. At the writing of this plan there were only two (2) available units out of a total of 195 units for rent.

Most of the housing stock in the city is in standard condition; however roughly one third are in deteriorating or dilapidated condition; 5% (68) of occupied homes in the city have significant problems (e.g. holes in exterior walls, missing window panes, cracked foundation, etc.), while 29% (362) are in deteriorated condition. Only 3% of single family homes in the city limits are mobile or manufactured. Mobile or manufactured homes can be expected to deteriorate more quickly than stick-frame construction. The location of housing units by type and condition is shown on *Map 3A: Housing Conditions 2017*.

The City has worked to improve housing stock in Farmersville through application for HOME program grants (though the last grants received by the City were completed in 2007), through

<sup>6</sup> According to the 2010 Census, vacancy rate is 11.3%. According to the windshield housing survey, the vacancy rate is 1.0%.

helping owners of dilapidated buildings with voluntary removal, and through updating and enforcing ordinances to ensure that manufactured housing meets high standards.

## 3.2 Context: History & Community Input

### PREVIOUS STUDIES

A housing study was conducted in 2004 as part of a comprehensive planning study funded through TxDBG. Table 3A shows changes in basic housing characteristics within the city limits between 2004 and 2017.

**Table 3A: Change in Housing Conditions, 2004-2017**

	2004	2017
Total # of Housing Units	1,109	1,260
# of single family units	981	1,065
# of multifamily units	128	195
# stick-frame	964	1,022
# mobile/manufactured	17	43
Total in standard condition	1,045 (94%)	830 (66%)
Total in deteriorated condition	470 (4%)	362 (29%)
Total in dilapidated condition	17 (2%)	68 (5%)
Vacancy Rate	1.3%	4.2%

The goals expressed at the conclusion of the 2004 housing study are listed below:

- **Goal:** Ensure every resident has housing that offers full plumbing and kitchen facilities, potable water, adequate sewage disposal, and adequate shelter.
- **Goal:** Encourage the provision of housing at rents or homeowner costs that are affordable to every member of the community.
- **Goal:** Encourage fair housing practices and fight discrimination in housing throughout the community.
- **Goal:** Encourage development of home ownership opportunities for residents of all income levels.
- **Goal:** Encourage clearance of debris and unsafe structures from the city.



## COMMUNITY INPUT

Housing goals as expressed by residents in *Chapter 1: Introduction*:

### Achieve/Preserve

- Larger variety of housing types
- Housing aimed at students and seniors
- More rental housing
- Housing rehabilitation
- Housing that is affordable to all
- More housing in downtown

### Avoid/Eliminate

- Limited housing stock
- Dilapidated homes

## 3.3 Inventory & Forecast

### HOUSING CONDITION

With 379 occupied units rated as either deteriorated or dilapidated, approximately 1-in-3 homes in Farmersville are in substandard condition. A detailed tabulation of all housing units by type, condition, occupancy, and location (city and ETJ) is located in *Appendix 3A*.

Table 3B: Condition and Occupancy Rates of Farmersville Homes

Type and Condition	# by Condition	Occupied Homes	
Stick-frame		#	%
Standard	705	703	100%
Deteriorated	261	255	98%
Dilapidated	56	37	66%
Mobile/Manufactured			
Standard	12	12	100%
Deteriorated	19	19	100%
Dilapidated	12	12	100%
Multifamily (Excluding Institutional)			
Standard	113	113	100%
Deteriorated	82	56	68%
Dilapidated	0	0	-
<b>Total</b>	<b>1260</b>	<b>1207</b>	<b>96%</b>



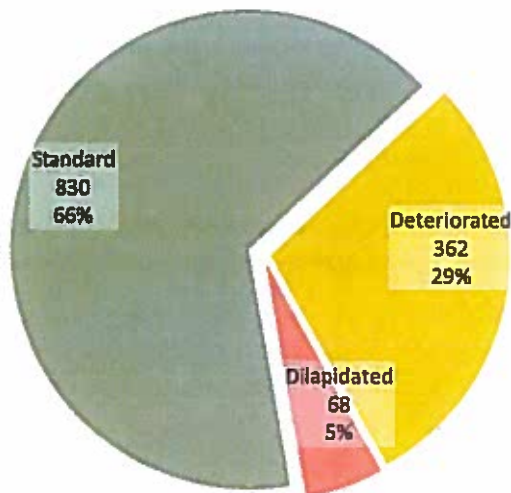


Chart 3A: Housing Condition

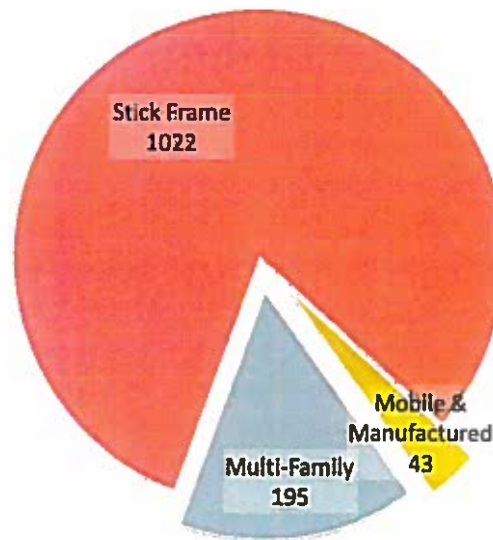


Chart 3B: Housing Type

## MULTIFAMILY HOUSING

There are 195 multifamily units in the city. Of those, 113 units are in standard condition while 82 are deteriorated. The stock of multi-family housing is comprised of 49 units of housing provided by the Farmersville Housing Authority, 56 units of privately-owned income-restricted housing, 82 units of market rate apartments, and four duplexes containing 8 units. Of the 195 available units, 169 units are occupied (owing to the closing of the Oak Grove Apartments). With regard to income limited affordable housing, the Farmersville Housing Authority manages 49 units available to very low income residents; an additional 56 units of privately-managed units are funded through USDA Rural Development funds and Low Income Housing Tax Credits and are restricted to low-income residents. However, as of March 1, 2017, the Oak Grove apartments – which account for 24 units – are closed due to a water leak and foreclosure. A sale of the property is scheduled for June of 2017. As of this writing it is not known when those units will be made available again.

With regard to ADA accessibility, three of the public housing units are accessible. Residents would like to see an increase in high-quality, affordable multifamily housing, especially for young families who cannot afford stick-frame homes and are limited to either rentals or manufactured housing.

**Table 3C: Condition and Occupancy Rates of Multi-Family Housing**

Name	Condition	# of Units	Occupied	Vacant	# Income-limited
Crossroad Terrace Apartments	Standard	36	36	0	0
Shady Oaks Apartments	Deteriorated	32	32	0	32
Oak Grove Apartments	Deteriorated	24	0	24	24
The Hilltop Apartments	Deteriorated	24	22	2	0
Summit Place Apartments	Standard	12	12	0	0
Baker Street	Standard	10	10	0	0
PHA - S. Johnson	Standard	21	21	0	21
PHA - Neathery Street	Standard	8	8	0	8
PHA - Candy Street	Standard	6	6	0	6
PHA - Santa Fe Street	Standard	14	14	0	14
Duplex - N Washington	Standard	2	2	0	0
Duplex - Sycamore	Standard	2	2	0	0
Duplex - Beech Street	Deteriorated	2	2	0	0
Duplex - S Washington	Standard	2	2	0	0
<b>Total Standard</b>		<b>113</b>	<b>113</b>	<b>0</b>	<b>49</b>
<b>Total Deteriorated</b>		<b>82</b>	<b>56</b>	<b>26</b>	<b>56</b>
<b>Total Dilapidated</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Total Multi Family Units</b>		<b>195</b>	<b>169</b>	<b>26</b>	<b>105</b>

## HOUSING AFFORDABILITY<sup>7</sup>

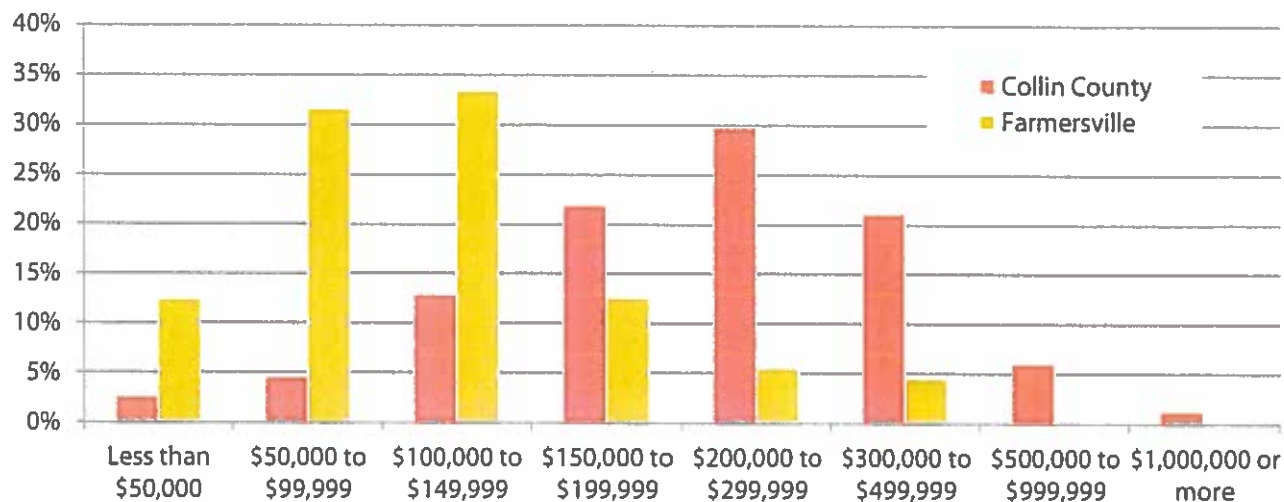
Homes in Farmersville are cheaper than those in the county or state, as shown by Census data; in addition, residents of the city spend less of their monthly income on housing than the county as a whole or the state, largely due to the low cost of housing in the city. Homes are considered to be affordable when they consume less than 30% of a household's monthly income. Monthly owner-occupied housing costs (for those with a mortgage) constitute roughly 35% of monthly median household income in Farmersville. That number drops to 10% for those without a mortgage; approximately 66% of homeowners in Farmersville do not have a mortgage.

Monthly renter-occupied housing costs are approximately one fifth of Median household income in Farmersville, somewhat higher than the 16% spent on rental housing at the county level. Median home value – at \$113,000 – is approximately \$111,000 lower in the city than in the county and approximately \$24,000 lower in the city than in the state. The age of houses in Farmersville likely contributes to the low cost of homes; the median year houses were built in Farmersville is 1970 compared with 1996 for the county and 1984 for the state. *Chart 3C* details the breakdown of home

<sup>7</sup> Affordability data comes from the 2011-2015 American Community Survey.

values in Farmersville and Collin County. Detailed tables and methodology regarding affordability calculations for housing are located in *Appendix 3B*.

**Chart 3C: Occupied Home Values, Farmersville and Collin County**

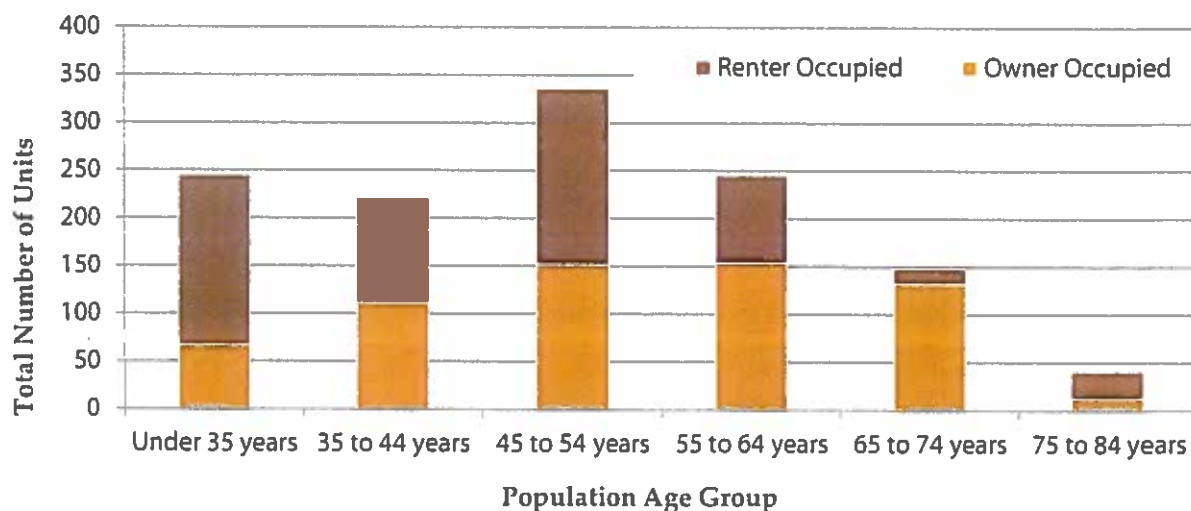


Source: 2011-2015 American Community Survey 5-Year Estimates, Table DP04

## HOME OWNERSHIP

Home ownership in Farmersville increases as residents' age increases, a trend common in all U.S. cities.

**Chart 3D: Renters vs. Owners by Age**

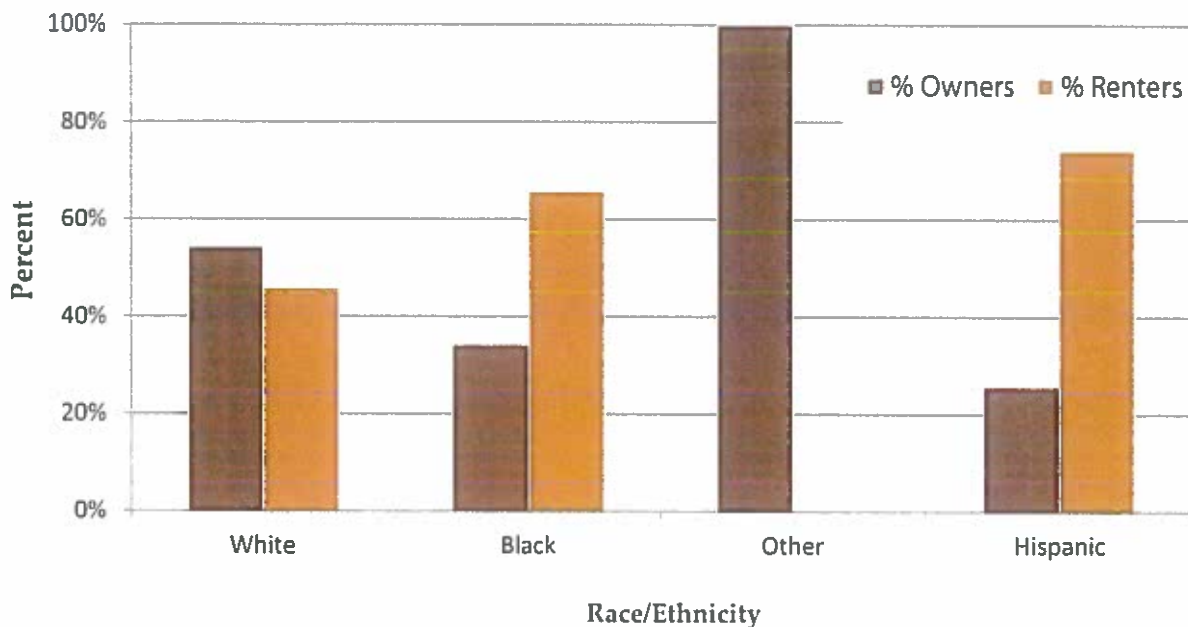


Source: 2011-2015 American Community Survey 5-Year Estimates, Table S2502



Homeownership is more common among those identifying as White (64%) and "Some Other Race" (100%) while renting is more common among those identifying as African-Americans (66%), and Hispanic/Latino (74%).

**Chart 3E: Renters vs. Owners by Race/Ethnicity**



Source: 2016 ACS, Table B25003A-H

## FAIR HOUSING

In conjunction with acceptance of grant funds from the TxCDBG program of the U.S. Department of Housing and Urban Development (HUD), the City stated that it would affirmatively further fair housing (AFFH) and uphold the 1968 Fair Housing Act. The Fair Housing Act prohibits discrimination based on disability, familial status, race, color, religion, sex, or national origin. *Table 3D* provides basic data on the availability of housing types to those protected classes. A discussion of each protected class follows the table.

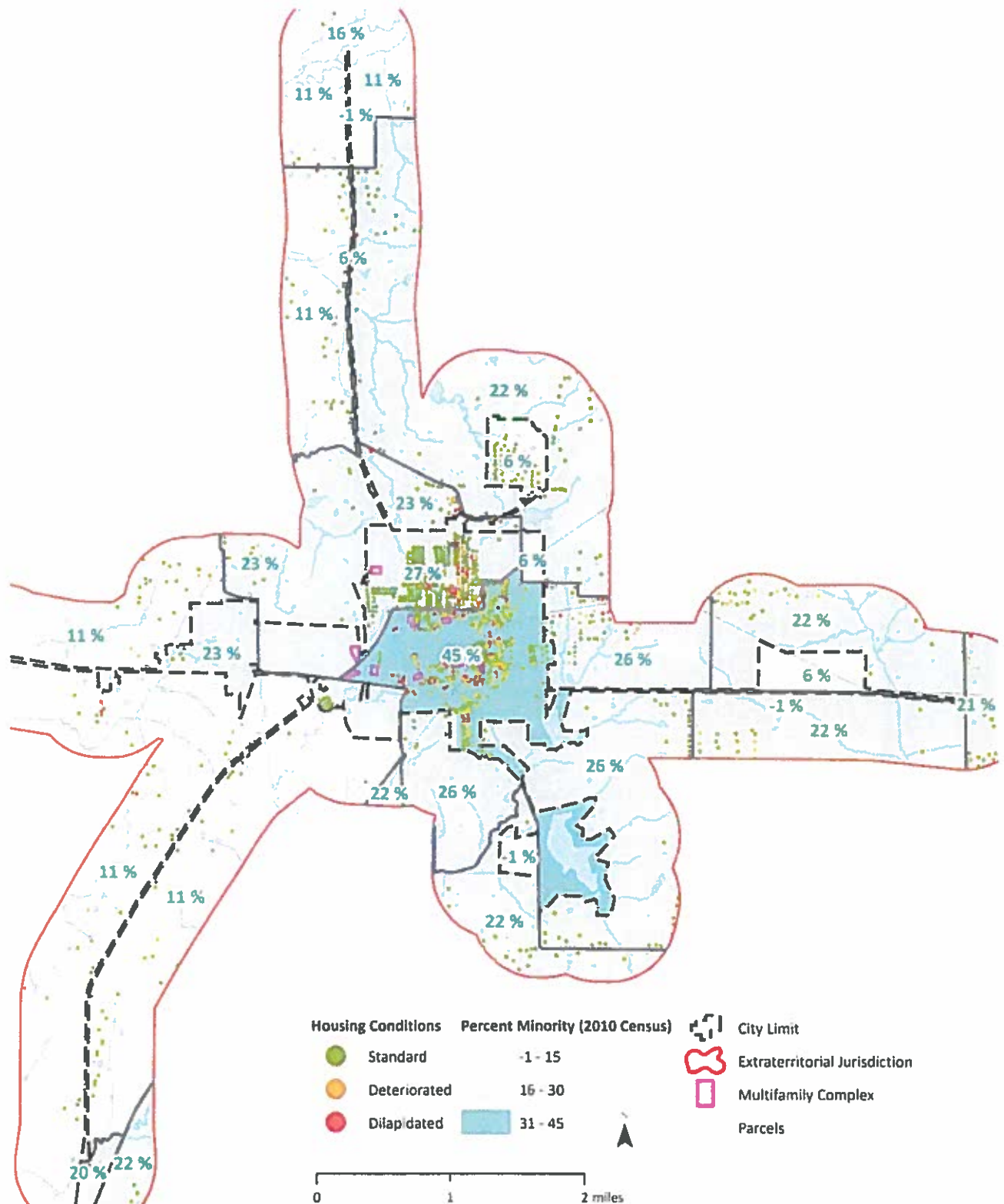
**Table 3D: Fair Housing Data**

Housing by Type/Location (Field Survey 2017)					
	Units	% of all Units in City*	ADA Accessible	2+ Bedroom**	Location
<b>Multifamily Units (Occupied and Vacant)</b>					
Crossroad Terrace Apartments	36	3%	0	28	West Farmersville
Shady Oaks Apartments	32	3%	N/A	16	West Farmersville
Oak Grove Apartments	24	2%	N/A	16	Northwest Farmersville
The Hilltop Apartments	24	2%	0	23	West Farmersville
Summit Place Apartments	12	1%	N/A	N/A	Southeast Farmersville
Baker Street	10	1%	N/A	N/A	Central Farmersville
PHA - S. Johnson	21	2%	1	6	Southcentral Farmersville
PHA - Neathery Street	8	1%	0	6	Southcentral Farmersville
PHA - Candy Street	6	0%	1	0	Central Farmersville
PHA - Santa Fe Street	14	1%	1	0	Southcentral Farmersville
Duplex - N. Washington	2	0%	N/A	N/A	Central Farmersville
Duplex - Sycamore	2	0%	N/A	N/A	Northcentral Farmersville
Duplex - Beech Street	2	0%	N/A	N/A	Southcentral Farmersville
Duplex - S. Washington	2	0%	N/A	N/A	Southcentral Farmersville
<b>Total MF Units</b>	<b>195</b>	<b>0%</b>	<b>0</b>	<b>95</b>	
<b>Houses (Occupied and Vacant)</b>					
Single Family Rentals***	256	20%	N/A	182	Throughout City
Single Family Owned	782	62%	N/A	556	Throughout City
Single Family Vacant	27	2%	N/A	19	Throughout City
<b>Total Units</b>	<b>1,260</b>				
* Percentage derived from 1262 total housing units in City from Plan field survey (occupied and vacant)					
** 2+ bedroom generated from interviews with property managers					
<b>Housing by Race/Ethnicity (ACS 2016)</b>					
<b>Ownership by Race****</b>					
% White Owned	598	54%	% Asian Owned	0	0%
% White Rented	505	46%	% Asian Rented	0	0%
% Black Owned	52	34%	% Other Owned	53	100%
% Black Rented	100	66%	% Other Rented	0	0%
% Amer Indian or Alaskan Native Owned	0	0%	% Two or more Owned	0	0%
% Amer Indian or Alaskan Native Rented	0	0%	% Two or more Rented	0	0%
<b>Ownership by Ethnicity</b>					
% Hispanic Owned	53	26%			
% Hispanic Rented	153	74%			
***Number is estimated based on total number of rentals counted in the Census minus number of apartments counted in field survey.					
**** Source: American Communities Survey 2016, Table B25003A-H					

- **Disability:** According to the ACS approximately 638 Farmersville residents (18.6%) reported having some type of disability.<sup>8</sup> That is higher than the 11.6% reported by all Texas residents. Field surveys in 2017 found 3 accessible rental housing units in developments managed by the Housing Authority. It is not known how many single-family homes meet ADA accessibility standards.
- **Familial Status:** As measured by the number of bedrooms available, a variety of rental properties and homes for ownership are available to accommodate families as well as single occupants.
- **Race & Ethnicity:** As shown in *Figure 3A*, there are no Census areas that have at least 65% minority population, which is the threshold used by the State of Texas for defining an area of “minority concentration.” Homes in both good and poor condition and multifamily housing units are located throughout the community.

<sup>8</sup> The American Communities Survey classifies individuals as disabled if they have a hearing difficulty, vision difficulty, cognitive difficulty, ambulatory difficulty, self-care difficulty, or an independent living difficulty.

Figure 3A: Distribution of Minority Residents







## FUTURE HOUSING NEEDS

Based on existing housing conditions and a 2027 projected city population of 5,900 residents, Farmersville will need to make an additional 742 units of housing available by 2027. This can be accomplished through constructing 723 brand new units, 297 of which will consist of multifamily units and 426 of which will consist of single family homes, and removing and replacing 19 vacant/substandard homes with new single-family homes. In addition, 343 units of deteriorated stick-frame single family homes and multifamily units need to be repaired and 87 units of occupied but dilapidated homes need to be removed and replaced.

Because of the city's moderate vacancy rate, high expected growth, and large number of older and deteriorated homes, Farmersville is expected to need significant new single and multifamily housing construction over the 10-year planning period. In addition to concentrating on new construction, the City should focus on assisting residents with home repair (e.g. through grant applications and dissemination of information on organizations able to assist individuals) and with removal of dilapidated structures.

**Table 3E: Future Housing Needs**

Housing Need	Single Family	Multifamily	Total
Occupied Housing in 2017	1,038	169	1,207
Total Housing in 2017	1,065	195	1,260
Total needed in 2027	1,483	466	1,949
Total needed in 2037	2,154	615	2,769
<b>Future Housing Strategy (2027)</b>			
Need to repair (deteriorated SF homes)	261	82	343
Need to remove & replace ( <b>Occupied:</b> dilapidated MH & SF homes, deteriorated MH)	87	0	87
Need to remove & replace ( <b>Vacant:</b> dilapidated MH & SF homes, deteriorated MH)	19	0	19
New construction needed	426	297	723
<b>Future Housing Strategy (2037)</b>			
New construction needed	671	149	820

### 3.4 Key Housing Considerations

Based on the community input and local housing data described above, the City of Farmersville and its residents should focus on the following key issues related to housing.

#### 3.4.1 Focus on creating new housing for diverse income levels and different stages of life

As discussed above, houses in Farmersville are more affordable than housing in the greater county, and – accounting for residents’ income – more affordable to city residents compared with the county as a whole. However, the low cost of housing in Farmersville is primarily a product of the age of homes in the city which are, on average, older than those in the county and state. Additionally, the multi-family rental market has high demand – given the large number of renters in the city – and very low vacancy. This could be one more reason why the population of younger residents – who are more likely to rent – fell between 2000 and 2010. Given the low inventory of for-sale homes and rental properties, and limited selection of housing types, Farmersville should follow the below strategies to generate the variety of housing needed to meet the affordability needs of its residents.

#### **PROMOTE RESIDENTIAL INFILL DEVELOPMENT**

A component of housing affordability is costs associated with utility bills and property taxes. These costs tend to rise when a city issues municipal bond debt. Bond debt is a common tool used to finance large scale infrastructure improvements that result from growth and development. One way to limit the need for increased infrastructure costs that result from growth is to encourage residential infill development on vacant, subdivided land within the city. Of the 2,903 parcels within the city limits there are 197 semi-developed parcels (parcels without an above-ground structure or an accessory structure only) under one acre and an additional 88 semi-developed parcels over one acre. Since these lots are served by existing infrastructure systems, new development would not require significant infrastructure expansion and would allow the City to focus on existing system maintenance and improvements. Strategies to promote infill development and a map showing the location of developable properties ideal for infill development are found in *Chapter 4: Land Use Study*.



## **ATTRACT DEVELOPERS TO CREATE MORE AFFORDABLE RENTAL HOUSING AND SENIOR HOUSING**

Between 2000 and 2010 the only age cohorts in Farmersville that gained population were the under 5 and 45-64 demographic cohorts. While this data is somewhat old, the most recent American Communities Survey (2011-2015) largely corroborates this trend, with the exception of the 20-44 cohort, which showed a large increase and the under 5 cohort showing a large decrease. A definitive analysis will have to wait until the release of the 2020 Census. The implication of this cohort shift, however, is that households are having fewer children or delaying having kids, even as the number of households with members at child-bearing age increases. This may be an after-effect of the Great Recession, during which many couples and individuals held off on having children. Regardless of the cause, in order to create and maintain a vibrant city, Farmersville should work to develop a housing stock that caters to singles, young families, and seniors.

Currently, the city contains several facilities that serve the needs of seniors including an assisted living facility, nursing home and rehab center, and medical offices. In order to retain and attract more seniors Farmersville should work with developers to increase the supply of affordable housing specifically for seniors, which is currently limited.

To attract younger singles and couples, the City should look to add more high quality multi-family rental housing to Farmersville. To do so the City should look to attract developers with experience developing housing using Low-Income Housing Tax Credits and USDA Rural Development funds. The income limits for this type of housing varies depending on family size but is targeted at those making less than 80% of the county area median family income; median family income for Collin County is \$73,400, while the HUD generated 80% limit for an individual is \$41,100 and \$58,700 for a family of four. Farmersville's median family income (\$52,054) is significantly lower than the county, however, because income limits for affordable housing are based on county-level metrics, subsidized affordable housing would be available to local residents earning more than 80% of the city median family income. At present, the two existing affordable (non-Housing Authority) properties in Farmersville are both in deteriorated condition, with one development, Oak Grove, currently closed due to foreclosure. This highlights the need for the City to contact other cities with affordable properties that are well-managed to identify capable property managers and ensure that future developers hire effective management companies that can ensure the upkeep of these future properties.

Young couples looking to start families will likely be in search of single-family homes that can accommodate children. As mentioned above, the city has many semi-developed lots that are appropriate for infill single-family development. The challenge in developing these lots is to do so affordably yet without subsidy. To accomplish this, the City should generate an inventory of these lots (based on *Map 4A: Existing Land Use and the Developable Land* map in Chapter 4 and the digital appendices), contact the owners of those properties to gauge their interest in developing their lots, and then pursue developers with this list of potential development opportunities. The City is more likely to garner the interest of larger developers – those who can develop properties at more affordable price points by developing larger volumes of homes – if developers are presented with a large number of sites that are ready to be developed.

To attract these developers, Farmersville should pursue four strategies to raise the city's profile and make it easier for potential developers to understand the advantages of working in Farmersville.

- 1. Collect information:** The City should collect inquiries received about available single-family and multi-family housing opportunities and keep records of these inquiries to make the city more appealing to housing developers. When that type of basic legwork has been done by city staff and residents, it makes a city more appealing for consideration because: a) the developer does not have to spend as much time on research and b) such work builds trust that residents and city staff members are able and willing to work with development groups. Information collection would include:

- Keeping records of requests made to city hall for rental housing information
- Keeping records of occupancy and vacancy rates in rental housing (including PHA, RV park, single-family homes)
- Providing information on land available for lease or purchase
- Providing information on city utility rates and capacities (the city currently provides water and sewage rates on the City of Farmersville website)

- 2. Make information easily accessible:** Ideally, the City, EDC, or other groups interested in marketing housing development opportunities in Farmersville should compile a marketing package that includes the above information, demographic and economic information from this housing study and *Chapter 9: Economic Development*, and information on quality of life advantages to living in Farmersville that may not be obvious to non-residents. For example, local baseball and softball leagues, volunteer groups, church activities, senior activities, access





to parks and trails, as well as nearby colleges and universities, etc. The marketing package should be available at City Hall and online via the city website.

**3. Network:** Currently, Farmersville is most appealing to niche developers who work in rural Texas and in the low income and senior housing markets. Recruiting those developers would require networking, consulting with potential developers about their needs, and providing information about the city to as many people as possible. *Appendix 4C* describes several organizations that provide general information, grants, and loans for housing development and access to networks of housing developers:

- Texas Affiliation of Affordable Housing Providers (TAAHP)
- Texas State Affordable Housing Corporation (TSAHC)
- Texas Department of Housing and Community Affairs (TDHCA)
- U.S. Department of Agriculture Rural Development (USDA-RD)

**4. Adopt a revised future land use map and amend the City's zoning ordinance and map.** A future land use map can illustrate the City's land use goals and identify locations the community has deemed ideal for various types of land uses, including housing development. The zoning ordinance and map are the regulatory tools that can help implement the goals expressed in the future land use map. Recommended changes to the zoning map and ordinance, as it pertains to housing, include:

- Expand the Central Area district to encompass the entire Central Business District, allowing for higher-density residential uses along with commercial uses.
- Amend the Highway Commercial district to set design guidelines and allowed uses that are designed to enhance the aesthetic and functional characteristics of US 380.

These changes will result in an ordinance and map that provide more opportunities for a variety of housing types that serve the social and financial interests of the city. See *Chapter 4: Land Use* for more information on the relationship between the future land use map and zoning ordinance/map.

With continued economic development in and around the Dallas metro area, the number and type of developers interested in Farmersville may change as demand rises for communities in the region that have available land and a pro-development mindset. A pro-development mindset is demonstrated in part by making a marketing package available, establishing a strong website that makes information about the community easily accessible, and ensuring that city ordinances and processes are transparent and do not slow developers' schedules.

### 3.4.2 Occupied substandard homes need to be renovated or replaced

Within the city limits, Farmersville has 261 single-family stick-frame homes in deteriorated condition that need renovation, 37 occupied dilapidated houses that need to be replaced, and 19 vacant, dilapidated homes that need to be removed. In addition the city has 19 deteriorated and 12 dilapidated manufactured houses that, due to their age and condition, should be replaced with new stick-frame or HUD-Code manufactured homes, as well as 82 units of multifamily housing in need of repairs. Common causes of home deterioration include:

- A change in financial circumstances that makes an owner unable to pay for home repairs;
- Elderly residents no longer attentive to or able to maintain their homes;
- Lack of motivation by rental property owners to maintain their properties (because of low renter expectations, desire to maximize profit, living out of town, lack of enforcement by the city, etc.); and
- Lack of pride in property.

The effects of deteriorated and dilapidated houses impact the entire community, and it is worth community investment to address the problem. Effects include:

- Health risks to residents of deteriorated and dilapidated structures.
- Reluctance of future homeowners to move to an area with large numbers of deteriorated or dilapidated houses.
- Downward pressure on property values.



Figure 3B: Deteriorated Homes



The City has two methods for assisting residents with single-family housing condition: HOME program grants and enforcement of city ordinances.

## **HOME PROGRAM**

This is the most common grant program for rehabilitation or replacement of single family homes. It is managed by the Texas Department of Housing and Community Affairs (TDHCA) and funded by the U.S. Department of Housing and Urban Development (HUD). Program details change year to year, but the resident must meet income limits and have clear title to the property and land, and the City has to provide a cash or labor/materials match of 1%. In 2006, the City assisted seven (7) income-eligible homeowners in getting new homes through the HOME program. The City currently has no active HOME contracts.

The HOME program is an important component of housing improvement over time, and the City should start applying again for grants under the program. Program rules change regularly, and there have been application periods when the rules made the program unfeasible.

A number of additional grant programs and resources that city officials should be aware of and make residents aware of are listed in *Appendix 3C: Community Housing Organizations and Grant Programs*.

## **EXISTING ORDINANCE ENFORCEMENT**

Farmersville should continue to actively enforce existing ordinances that regulate the safety and quality of homes within the city. It should do so using the following ordinances that directly impact housing condition:

### **Minimum Building and Property Standards Ordinance**

This ordinance was adopted in 1999. The ordinance outlines minimum standards for both property and buildings that owners must maintain in order to promote the health, safety and welfare of the citizens. Property standards include limits on grass height, the presence of rubbish or unsanitary matter, stagnant water, and the maintenance of property elements that could pose a danger of injury to a person. Building standards include provisions to ensure that structures meet adopted building codes and provide for safe and well-maintained habitations. This ordinance also created the



Building Standards Commission which oversees the implementation of the ordinance. Approximately 12-15 buildings go before the Commission each year.

### **Flood Control Ordinance**

This ordinance was adopted on April 14, 2009. The ordinance follows the model ordinances provided by the Texas Water Development Board (TWDB) and makes Farmersville eligible to participate in the National Flood Insurance Program (NFIP). The ordinance sets standards for construction in flood hazard areas identified by the Federal Emergency Management Agency (FEMA).

The Flood Damage Prevention standards require houses in the flood plain to be constructed a minimum of two feet above the base flood elevation and set standards for construction to minimize flood damage, but ideally, new construction in the flood plain should be entirely prohibited.

The vast majority of homes in Farmersville have been built outside of FEMA's 100 year floodplain, with only 4 homes falling squarely in the floodplain (though several come close). Most of the land that falls within the floodplain is undeveloped. Total prohibition of floodplain construction is usually politically unfeasible because it eliminates property value, but the City should continue to educate residents about the costs of floodplain development and post floodplain maps in visible locations at City Hall, at the library, and on a city website.

## **NEW ORDINANCE ADOPTION**

### **HUD-Coded Manufactured Home Ordinance**

The City's zoning code limits the placement of Manufactured Housing to Planned Developments, effectively preventing their placement in other residential areas. To ensure compliance with state laws regarding placement of Manufactured Homes and federal Fair Housing laws the City should discuss this restriction with an attorney.

The City may also consider adopting a HUD-Code Manufactured Home ordinance, which ensures that all new Manufactured Homes and replacements meet HUD-Code standards. Though only 3% of Farmersville's single-family housing stock is mobile/manufactured homes, when in compliance with HUD and building codes, manufactured homes can provide affordable, safe housing. One of the most common complaints about manufactured homes is that their appearance negatively impacts surrounding property values. Manufactured homes are growing increasingly similar to stick-frame



homes in design, and when located on single-family lots with landscaping, masonry skirts, and regular maintenance, can be near-indistinguishable from stick-frame.

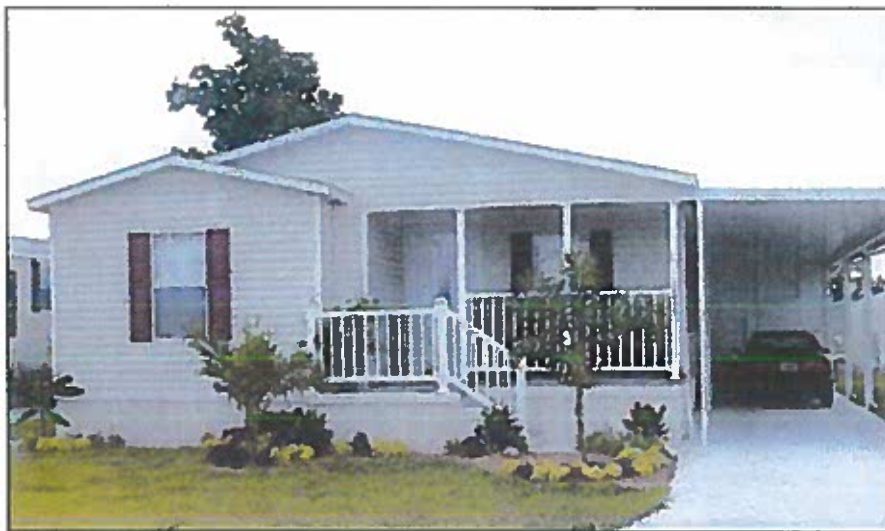


Figure 3C: New Manufactured Home<sup>9</sup>

### 3.4.3 The City should continue to support Fair Housing initiatives

The City has adopted or agreed to adopt a number of policies and undertake actions to increase local awareness of fair housing issues and increase availability of housing choices to protected classes. The City must consider whether its policy and budget decisions intentionally or unintentionally sanction segregation or limit free housing choice, if it has sufficiently educated the public about the Fair Housing Act, and if it has taken proper steps to uphold the Act.

The fair housing analysis in this Plan is guided by the State of Texas Analysis of Impediments and the Fair Housing Activities Statement of Texas (FHA<sup>ST</sup>), both of which provide standards for analyzing fair housing in a community. The FHA<sup>ST</sup> often combines reference to protected classes with reference to low-income because there is a high correlation between the two; therefore, the following analysis also references income-related assistance.

The City has at least three tools by which it can affect fair housing:

- Grant applications: With the exception of HOME (described above), many grant applications that would help residents with home repair and rehabilitation must be initiated by individuals

<sup>9</sup> [www.manufacturedhomesource.com](http://www.manufacturedhomesource.com)



or non-city organizations. The City can publicize and provide contact information for such grants. A complete list of grant programs and area organizations that work on housing assistance can be found in *Appendix 3C*.

- **Ordinance adoption and enforcement:** The City's ordinances do not appear to contain fair housing impediments. The following review assesses how fair housing is affected by the City's Flood Control Ordinance and Minimum Building and Property Standards Ordinance.
  - *Flood Damage Prevention Ordinance:* The City's Flood Ordinance permits construction of structures in flood prone areas provided that the construction meets damage-prevention and safety standards. The ordinance applies equally to all residential structures in the 100-Year Floodplain. Only four homes are found in the 100-Year Floodplain.
  - *Minimum Building and Property Standards Ordinance:* Homes of varying condition are located throughout the city and the ordinance applies equally to all such housing. The ordinance would be improved if combined with assistance to owners who are unable to repair or replace their homes (primarily through HOME grants and other grant resources listed in *Appendix 3C*).
- **Policy adoption and community education:** The City has regularly published the following ad in its newspaper of record in conjunction with TxCDBG grants.

To promote fair housing practices, the City of Farmersville encourages potential homeowners and renters to be aware of their rights under the National Fair Housing Law. Title VIII of the Civil Rights Act of 1968, as amended, prohibits discrimination against any person on the basis of race, color, religion, sex, handicap, familial status or national origin in the sale or rental of units in the housing market. For more information on fair housing or to report possible fair housing discrimination, call the U.S. Department of Housing and Urban Development's toll-free hotline at 1-800-669-9777.

The City posts provisions of the National Fair Housing Laws and the process for filing a complaint regarding housing discrimination at City Hall.

In addition, the City should:

**1. Provide at City Hall:**

- Local, state, and federal contacts for reporting a fair housing complaint
- A copy of the City's Fair Housing policy and complaint procedures



- A copy of the Federal Fair Housing Act<sup>10</sup>
  - A copy of the Texas Accessibility Standards<sup>11</sup> and Construction Requirements for Single-Family Affordable Housing (Texas Government Code, Section 2306.514<sup>12</sup>)
2. Adopt, update, and annually review City fair housing ordinances, resolutions, and policies, including:
    - A Fair Housing Ordinance based on HUD model ordinances.
    - A policy explicitly requiring that all non-federally funded projects in the City follow State and Federal laws regarding special-needs construction standards.
    - A policy preventing the concentration of undesirable infrastructure (e.g. sewer plant, solid waste dump, etc.) in location(s) that would unfairly impact protected classes.
    - A resolution designating April as Fair Housing Month.
  3. Provide annual fair housing training to all senior staff<sup>13</sup>.
  4. Establish a procedure for city staff to keep logs and records of fair housing complaints and referrals.
  5. Coordinate housing grant applications with other grant applications so that housing quality in an area is improved at the same time as water, sewer, streets, and drainage.
  6. Develop an anti-NIMBYism action plan to disseminate timely and accurate information to residents and other concerned parties during the planning and execution of fair housing projects and developments.
  7. Continue to support private development of affordable and mixed-income housing.

<sup>10</sup> Available at the Department of Justice Civil Rights Division website: [www.justice.gov/crt/about/hce/title8.php](http://www.justice.gov/crt/about/hce/title8.php)

<sup>11</sup> Available at [www.tdlr.state.tx.us/ab/abtas.htm](http://www.tdlr.state.tx.us/ab/abtas.htm)

<sup>12</sup> Available at [www.statutes.legis.state.tx.us/Docs/GV/htm/GV.2306.htm#2306.514](http://www.statutes.legis.state.tx.us/Docs/GV/htm/GV.2306.htm#2306.514)

<sup>13</sup> Annual training is expected to be offered through the Texas Department of Agriculture beginning in 2013 for CDBG grantees.

### 3.5 Implementation Plan

The Implementation Plan organizes the action items recommended to address each issue identified in the above sections into a timeline for completion. The actions are prioritized by date.

**Table 3F: Implementation Plan 2017-2027**

Goals and Objectives	Activity Year(s)			Lead Organization	Cost Estimate	Funding Sources
	2017-2020	2021-2024	2025-2027			
<i>Goal 3.1 Substandard housing has been renovated or replaced</i>						
Reconstruct at least 3 houses per year with HOME grants	x	x	x	City	Up to \$255,000	GEN, TDHCA
Continue dilapidated building removal program; remove at least 2 dilapidated house per year	x	x	x	City	Varies	GEN, Local
Keep up-to-date information on housing assistance organizations at city hall, on a city website, at the library, and at local churches (see Appendix 3C for a list of organizations)	x	x	x	City	Staff	GEN
Keep up-to-date information on grant programs at city hall, on a city website, at the library, and at local churches (see Appendix 3C for a list of programs)	x	x	x	City	Staff	GEN
<i>Goal 3.2 Pursue Rental Housing Development</i>						
Collect information on Farmersville's population and housing needs (e.g. rental housing requests, occupancy rates, demographics)	x	x	x	City	Variable	GEN, Local
Create a website and marketing package to make information about Farmersville easily accessible to potential developers	x	x		City	Variable	GEN, Local
Network with housing organizations	x	x	x	City	Variable	GEN, Local
<i>Goal 3.3 The City continues to support Fair Housing initiatives</i>						
Adopt and conduct annual reviews of ordinances, resolutions, and policies that support fair housing	x	x	x	City	Staff	GEN





Keep up-to-date information on Fair Housing laws, policies, complaint procedures, and ADA construction standards at city hall, on a city website, and at the library	x	x	x	City	Staff	GEN
Provide annual fair housing training to all senior staff		x	x	TDA, Staff	Staff	GEN
Establish a procedure for city staff to keep logs and records of fair housing complaints and referrals		x		Staff	Staff	GEN
Develop an anti-NIMBYism action plan to disseminate timely and accurate information to residents during the planning of fair housing developments		x	x	City	Staff	GEN
<b>Goal 3.4 The city attracts orderly and economically stable residential developments</b>						
Adopt updated future land use map	x			City	Staff	GEN
Adopt amendments to residential districts in the City's zoning ordinance and map as are described in Chapter 16: Zoning	x			City	\$2,000 (legal)	GEN
Create a marketing package to make information about Farmersville easily accessible to potential developers	x	x		City, Economic Development Committee	Variable	GEN, Local
Maintain information on semi-developed properties, contact owners regarding future plans and work to bundle properties for development	x	x	x	City, Economic Development Committee	Staff	GEN
Collect information on Farmersville's population and housing needs (e.g. rental housing requests, occupancy rates, demographics)	x	x	x	City, PHA	Variable	GEN, Local

GEN = Municipal funds; Staff = Staff time; LOCAL = donations of time/money/goods from private citizens, charitable organizations, and local businesses; TDHCA = Texas Department of Housing and Community Affairs; UTILITY = City's utility fund

### 3.6 Appendix 3A: Detailed Housing Data

An exterior/windshield survey of all residential buildings in Farmersville was conducted in February 2017 to determine the physical condition of each housing unit in the City and ETJ (extraterritorial jurisdiction). A housing unit can be a single-family detached house, a mobile/manufactured home, or a multifamily unit such as an apartment, condominium, or town home. The survey rates the condition of each housing unit on a scale from "standard" to "dilapidated" as defined in *Table 3A.1*.

**Table 3A.1: Housing Condition Survey Classifications and Criteria**

	Criteria
<b>Standard</b>	<p>Few or no minor visible exterior defects such as:</p> <ul style="list-style-type: none"> <li>• cracked, peeling, or missing paint</li> <li>• cracked, sagging, rotting, or missing siding, steps, porch planks, or other wooden surfaces</li> <li>• cracked or broken window panes</li> <li>• cracked masonry, brick, or mortar surfaces</li> <li>• missing or damaged roof shingles</li> <li>• small rust spots on manufactured homes</li> </ul> <p>Generally meets local building codes No detriment to health and safety present</p>
<b>Deteriorating</b>	<p>Few visible exterior defects requiring repair beyond routine maintenance such as:</p> <ul style="list-style-type: none"> <li>• missing or damaged wooden surfaces that could cause injury if walked upon or leaned against</li> <li>• missing window panes</li> <li>• badly deteriorated window frames</li> <li>• major holes in exterior walls, up to one (1) foot across and/or penetrate through the interior walls</li> <li>• roof missing many shingles or has holes up to six (6) inches across</li> <li>• chimney bricks missing</li> <li>• extensive rusting, joint separation on manufactured home exterior</li> </ul> <p>Rehabilitation is economically feasible</p>
<b>Dilapidated</b>	<p>Fails to provide safe shelter Several of the major defects listed under Deteriorating Any major structural damage such as:</p> <ul style="list-style-type: none"> <li>• sagging foundation</li> </ul>



- sagging roof
- slanted or tilted exterior walls
- missing doors
- collapsed chimney or porch
- fire or severe water damage

Rehabilitation is not economically feasible

All non-HUD Code (pre-June 15, 1976) manufactured homes are considered dilapidated

Occupancy and vacancy was determined by a visual inspection of each house. Each house was checked for: wired electric meter, yard maintenance, intact blinds and/or visible furniture, undamaged or secured windows, and the condition of yard furniture. *Table 4A.2* tabulates the complete survey results.

**Table 3A.2: Housing Data from Windshield Survey**

Type / Condition		Occupancy	City	ETJ	Total Region
Stick Frame	Standard	Occupied	703	316	1,019
		Vacant	2	5	7
	Deteriorated	Occupied	255	35	290
		Vacant	6	0	6
	Dilapidated	Occupied	37	6	43
		Vacant	19	9	28
	Total (Occupied)		995	357	1,352
	Total (Vacant)		27	14	41
	Subtotal - Stick Frame Homes		1022	371	1,393
Type / Condition		Occupancy	City	ETJ	Total Region
Mobile & Manufactured	Standard	Occupied	12	68	80
		Vacant	0	0	0
	Deteriorated	Occupied	19	45	64
		Vacant	0	3	3
	Dilapidated	Occupied	12	7	19
		Vacant	0	3	3
	Total (Occupied)		43	120	163
	Total (Vacant)		0	6	6
	Subtotal - Mobile/Manufactured Homes		43	126	169
	Subtotal - Single Family Units		1,065	497	1,562
Type / Condition		Occupancy	City	ETJ	Total Region



Multi-Family	Standard	Occupied	113	0	113	
		Vacant	0	0	0	
	Deteriorated	Occupied	56	0	56	
		Vacant	26	0	26	
	Dilapidated	Occupied	0	0	0	
		Vacant	0	0	0	
	Total (Occupied)		169	0	169	
	Total (Vacant)		26	0	26	
	Subtotal - Multi-Family Homes		195	0	195	
Total Housing Conditions	Type / Condition		Occupancy	City	ETJ	Total Region
	Standard	Occupied	828	384	1,212	
		Vacant	2	5	7	
		Total Standard	830	389	1,219	
	Deteriorated	Occupied	330	80	410	
		Vacant	32	3	35	
		Total Deteriorated	362	83	445	
	Dilapidated	Occupied	49	13	62	
		Vacant	19	12	31	
		Total Dilapidated	68	25	93	
	Total (Occupied)		1,207	477	1,684	
	Total (Vacant)		53	20	73	
	Total Housing Units		1,260	497	1,757	

Source: Grantworks, Inc., 2017 Fieldwork Study



### 3.7 Appendix 3B: Housing Affordability Calculations

Housing is considered affordable when monthly costs are less than 30% of monthly income. *Table 3B.1: Housing Tenure Data* tabulates the median monthly income, total number of owner and renter occupied housing units and the housing costs as a percentage of income for both renters and home owners.

**Table 3B.1: Housing Tenure Data, 2015**

	City	County
Owner Occupied	Total Occupied Housing Units	1,351
	# of Units	709
	% of Total	52%
	# Housing Units w/mortgage	240
	Monthly \$ w/Mortgage (median)	\$1,412
	% of monthly income	35%
	# Housing Units w/o mortgage	469
	Monthly \$ w/o Mortgage (median)	\$385
Rental Units	% of Income	10%
	Number of Units	642
	% of total units	48%
	Median monthly rent	\$823
	% of monthly income	20%

Source: U.S. Census Bureau; American Community Survey 2011-2015, Tables DP04; American FactFinder <<http://factfinder.census.gov>>

\* The City housing unit count is from the ACS and does not include additional houses counted in the field survey.

Another affordability measure for housing, and a key component of mortgage lending decisions, is the price-to-income ratio. The price to income ratio is the disparity between median income and median housing value. It provides a measure to answer the question "Is a median priced home affordable for a median income earner?" *Table 3B.2* shows that Farmersville's price to income ratio is lower than that of the county and the state. The ratio for all three geographies is considered affordable.

**Table 3B.2: Median Household Income and Housing Values**

	City	County	State
Median Household Income	\$48,258	\$84,735	\$53,207
Median Household Monthly Income	\$4,022	\$7,061	\$4,434
Median Home Value	\$112,200	\$223,400	\$136,000
Median Home Value / Median Household Income	2.3	2.6	2.6

Source: U.S. Census Bureau; American Community Survey 2011-2015, Tables B19013, B25077; American FactFinder <<http://factfinder.census.gov>>



## 3.8 Appendix 3C: Community Housing Organizations and Grant Programs

Detailed information regarding programs that serve housing needs in Collin County and Farmersville are listed below. Additional information on state and federal programs that may be useful to Farmersville's residents may be found by contacting local offices and reviewing individual organizations' websites.

### 3.8.1 Services Currently Available/Active in Farmersville

#### Farmersville Housing Authority

The Farmersville Housing Authority (PHA) maintains and administers public housing in Farmersville. The Farmersville PHA has 49 units, of which 3 are ADA compliant. The units are a mix of one, two and three bedrooms.

Main Office:  
Farmersville Housing Authority, a member of Texoma Housing Partners  
800 W. 16th Street  
Bonham, Texas 75418  
(903) 583-3336

#### North Central Texas Council of Governments

Council of governments (COGs), are voluntary associations of local governments formed under Texas law. These associations address problems and planning needs that require regional attention or that cross the boundaries of individual local governments. COGs coordinate planning and provide a regional approach to problem-solving through cooperative action and may provide direct services at the local level.

The North Central Texas Council of Governments conducts planning activities, applies for grants for local communities, and administers programs such as the Area Agency on Aging, solid waste planning, coordination, and project implementation, and is an Economic Development District (established in 1973).

Main Office:  
North Central Texas Council of Governments  
616 Six Flags Drive P.O. Box 5888



Arlington, TX 76005-5888

(817) 640-3300

Counties Served: Collin, Dallas, Denton, Ellis, Erath, Hood, Hunt, Johnson, Kaufman, Navarro, Palo Pinto, Parker, Rockwall, Somervell, Tarrant, Wise

### **Area Agency on Aging**

Local area agencies on aging (AAAs) are affiliated with the Texas Department on Aging and receive state and federal funds to help coordinate local elderly care for those over age 60. Services the agency provides include: Nursing Home Ombudsman, Benefits Counseling (legal information), Care Coordination (in-home assistance with meals, minor repair, health care, etc.), Caregiver Support Program (counseling/assistance to caregivers), and some additional services (nutrition, legal assistance, transportation, etc.). The North Central Council of Governments administers the program in Collin County.

Counties Served: Collin, Dallas, Denton, Ellis, Erath, Hood, Hunt, Johnson, Kaufman, Navarro, Palo Pinto, Parker, Rockwall, Somervell, Tarrant, Wise.

Main Office:

North Central Texas Area Agency on Aging

616 Six Flags Drive P.O. Box 5888

Arlington, TX 76005-5888

(817) 695-9274

Local Senior Center:

Farmersville Senior Center

209 Orange St

Farmersville, TX 75442

Phone: 972-782-8231

## **3.8.2 Grants/Loans and Organizational Resources Available to the City**

### **Texas Department of Housing and Community Affairs (TDHCA)**

TDHCA is the state agency responsible for promoting and preserving homeownership, and financing the development of affordable rental housing. The agency has programs to build and to rehabilitate single-family and multifamily housing. The City can apply for funding to:

- Assist with multifamily unit rehabilitation projects; (*Rental Housing Development Program*);





- Assist renters, including veterans and persons with disabilities, with utility and security deposits (Tenant Based Rental Assistance Program, Tenant Based Rental Assistance Program for Persons with Disabilities, and the Veterans Housing Support Program);
- Provide down payment assistance to individuals who have not owned a home in three years or who are first-time home buyers (*Texas HOMEbuyer Assistance Programs*);
- Repair or replace substandard homes for low-to-moderate income residents (*HOME Rehabilitation Program and Homeownership Assistance Program*); and
- Construct home accessibility projects for disabled residents (*Amy Young Barrier Removal Program*)

Contact:

[www.tdhca.state.tx.us](http://www.tdhca.state.tx.us)

Phone: (512) 475-3800

or (800) 525-0657

### **U.S. Department of Agriculture Rural Development (USDA-RD)**

The mission of USDA-RD is to improve the economy and quality of life in rural America. USDA programs include homeownership opportunities, owner-occupied housing assistance, rental assistance, rental housing development, community development activities, business development, and technical assistance in rural areas of the state (generally considered areas with a population of less than 20,000 people). Programs include:

- Loan Program: USDA-RD Guaranteed Rural Housing Loans for Single-family Dwellings offers help for people who want to own a home but cannot pay a down payment. Low and moderate-income applicants can have closing costs associated with purchasing a house financed into the loan up to the appraised value of the property. Loans can be for new or existing homes. The Guaranteed Rural Housing Program charges a 1.5% guarantee fee that is due at closing. Generally, the program targets communities with populations of 10,000 or less in locations not closely associated with urban areas.
- Direct Loan program: Individuals can apply for direct loans through the area office located in McKinney.
- Rural Repair and Rehabilitation loans: Used to modernize existing homes by adding bathrooms, central heating, modern kitchens, and other improvements such as driveways



and foundation plantings. Individuals who meet the requirements should contact USDA directly for these loans. The USDA Rural Development McKinney office accepts applicants from Farmersville. Some seniors may be eligible for grants of up to \$7,500 for home repairs.

Programs are explained at <https://www.rd.usda.gov/programs-services/all-programs> or the following offices can be contacted.

**Local Office:**

McKinney Area Office

1404 N. McDonald, Suite 300, McKinney, TX 75071

Phone: (972) 542-0081 Ext. 4

Fax: (844) 496-8032

**State Office:**

Daniel Torres, USDA Rural Development Housing Programs Director

101 S. Main, Ste. 102

Temple, TX 76501

(254) 742-9780

daniel.torres@tx.usda.gov

**Texas Affiliation of Affordable Housing Providers (TAAHP)**

TAAHP is a non-profit association of affordable housing developers, financiers, and designers throughout Texas. The goal of TAAHP is to "increase the supply and quality of affordable housing for Texans with limited incomes and special needs," and the organization's primary focus is on education and lobbying. The group is a good starting place for communities interested in affordable housing projects. It provides communities with networking opportunities (through conferences and newsletters) to market available land, seek financing information, and/or discuss changes to state laws that could bring more affordable housing to their towns.

**Contact information:**

221 E. 9th Street, Ste. 408

Austin, TX 78701

tel 512.476.9901

fax 512.476.9903

<http://taahp.org>



### **Rural Rental Housing Association of Texas (RRHA)**

RRHA is a non-profit association of professionals involved in the development and management of rental housing in rural Texas. Like TAAHP, the organization provides communities with networking opportunities and lobbying for the industry as well as technical assistance and training for housing providers.

Contact information:  
417-C West Central Temple,  
Texas 76501  
PHONE 254.778.6111  
FAX 254.778.6110  
[www.rrhatx.com](http://www.rrhatx.com)

### **3.8.3 Grants/Loans and Organizational Resources Available to Residents**

#### **Community Services, Inc.**

Community Services, Inc. is the delivery system for federal and state antipoverty programs. Community Services, Inc. provides families with assistance related to education, health, disabilities, nutrition, and other family services. Programs available through Community Services, Inc. include:

- Head Start: a child development program available to low-income, disabled, or language disadvantaged children
- Housing Initiatives: Down Payment Assistance; Homebuyer education and counseling; and Subdivision/housing developments
- Community Outreach: Comprehensive Energy Assistance Program (CEAP) and Weatherization Assistance Program

Community Services Inc. (main office):  
401 E 6th Ave  
Corsicana Tx 75110  
(903) 872-2401  
[support@csicorsicana.org](mailto:support@csicorsicana.org)

Farmersville Head Start:  
405 N Washington St  
Farmersville, TX - 75442  
(972) 784-7305



### **Texas State Affordable Housing Corporation (TSAHC)**

TSAHC is a self-supporting, not-for-profit organization created by state statute in 1994 to provide safe, decent and affordable housing for low-income Texans and other underserved populations. TSAHC provides a variety of affordable housing programs that range from First-time Homebuyer Programs for individuals and families. Programs provide low-interest financing to individuals, particularly first-time homebuyers, teachers, paid firefighters, EMS personnel, peace officers, correction of juvenile corrections officers, county jailers and public security officers. It also provides various financing options for developers of both single-family and multifamily housing, portions of which would serve low-to-moderate income tenants. Programs are listed on the agency website at [www.tsahc.org](http://www.tsahc.org). The agency can be reached at 512-477-3555 or 888-638-3555.

### **Aging in Place**

Aging in Place is a joint program of Partners for Livable Communities and the National Association of Area Agencies on Aging. It provides regional workshops and jumpstart grants to facilitate conversations and form action plans that address issues of aging in place within a community. Past JumpStart grants have been used to create programs that assist seniors with home maintenance and lawn care, provide paratransit services to help senior residents remain an active part of their community, and create "return visit" programs where nurses/social workers visit regularly to identify possible issues that may impair the individual's ability to remain in their home. For information, contact Penny Cuff, Vice President of Programs for Partners for Livable Communities by emailing [pcuff@livable.org](mailto:pcuff@livable.org) or calling (202) 887-5990. Website: [www.aginginplaceinitiative.org](http://www.aginginplaceinitiative.org)

Additional resources on aging in place can be found through national networks:  
National Aging in Place Council ([www.ageinplace.org](http://www.ageinplace.org))  
Senior Resource ([www.seniorresource.com/ageinpl.htm](http://www.seniorresource.com/ageinpl.htm))

### **Texas Ramp Project**

Texas Ramp Project is a non-profit agency that relies on volunteers, foundations, civic organizations, and corporate partners to build ramps for low income elderly and disabled residents. Since it was established in 2006, the organization has built over 3,428 ramps throughout the state. The organization accepts client referrals from social service agencies through its 19 service areas. Social service agencies can refer clients by submitting an online form to their respective service area. The Texas Ramp Project currently serves the North Central Texas region, including Collin County.



Central Administration Office:  
PO Box 832065  
Richardson, TX 75083  
Phone: (214) 675-1230  
[www.texasramps.org](http://www.texasramps.org)

### **Legal Aid Services**

Local legal aid organizations provide civil legal representation and advice at little or no cost to low income individuals who cannot afford a lawyer. Legal aid focuses on legal issues relating to basic needs, self-sufficiency, children and families, elderly and disability, and housing and homelessness prevention.

Legal Aid of Northwest Texas (<https://internet.lanwt.org/>) serves communities around Texas with legal aid in housing, family, health, public benefits, education, employment, individual rights, fair housing, and many other areas.

Legal Aid of Northwest Texas–McKinney Office:  
901 N. McDonald Street, Ste. 702  
McKinney TX 75069  
972-542-9405  
Counties Served: 144 counties in North and West Texas

### **Leader Dog for the Blind**

Leader Dog works to improve the mobility and independence of blind or visually impaired individuals by partnering them with a guide dog. Applicants complete a 26 day residential training program and must be 16 years or older and in good mental and physical health. The training program is located in Rochester Hills, Michigan and is offered at no cost. Room and board and transportation costs to and from the training program for clients traveling within the United States are also provided free of charge. The organization also offers orientation and mobility and GPS programs to professionals and clients. Applicants can apply online at [www.leaderdog.org](http://www.leaderdog.org) or can download an application to print and mail.

Contact:  
Leader Dogs for the Blind  
1039 S. Rochester Rd.  
Rochester Hills, MI 48307  
Phone: (248) 651-9011 or 888-777-5332

## **VIII. EXECUTIVE SESSION**

## **IX. RECONVENE FROM EXECUTIVE SESSION**



## **X. Requests to be Placed on Future Agendas**

## **XI. Adjournment**